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High Peak Borough Council

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PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

APPLICATION FOR LISTED BUILDING CONSENT

REFUSAL

Applicant Mrs Joelle Blood
55 Rose Cottage Old Road
Whaley Bridge
SK23 7LA

Agent

Application no. HPK/2013/0304

Registered on 01/07/2013

Determined on 21/08/2013

High Peak Borough Council hereby **REFUSE** this application for **LISTED BUILDING CONSENT** for

Listed Building Consent proposed replacement of front door, back door & windows. Including two windows at the front & three at the rear at 55 Rose Cottage Old Road Whaley Bridge

in accordance with the submitted application, details and accompanying plans listed for the following reasons:-

Reasons

1. Insufficient information has been submitted with the application to enable the Local Planning Authority to determine the proposed replacement windows would not lead to substantial harm of a designated heritage asset and to assess there would be no adverse impact upon the character, appearance and setting of this Grade II Listed Building. The proposal is contrary to the provisions of policies BC1, BC7, BC8 and GD4 of the adopted High Peak Local Plan 2008 and relevant provisions of the National Planning Policy Framework including the advice at 12. Conserving and enhancing the historic environment.

……
Michael Green
Planning Applications Manager

Informative

It is considered that the proposals are unsustainable and do not conform with the provisions of the NPPF. Such matters have been discussed with the applicant with a view to seeking solutions, although such solutions have not been possible as the applicant has not provided sufficient information or justification the proposal would cause no harm to a designated heritage asset.

Plans

The plans to which this permission refers are listed below:

Location Plan

01

02

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Michael Green
Planning Applications Manager