



High Peak Borough Council

working for our community

Householder Application for Planning Permission
for works or extension to a dwelling and listed building consent.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	<input type="text" value="Mr"/>	First name:	<input type="text" value="Paul"/>	Surname:	<input type="text" value="Bohan"/>		
Company name	<input type="text"/>						
Street address:	<input type="text" value="22a Old Cross"/>			Telephone number:	Country Code	National Number	Extension Number
	<input type="text"/>				<input type="text"/>	<input type="text"/>	<input type="text"/>
	<input type="text"/>			Mobile number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
Town/City	<input type="text" value="Glossop"/>			Fax number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
County:	<input type="text" value="Derbyshire"/>			Email address:	<input type="text"/>		
Country:	<input type="text"/>						
Postcode:	<input type="text" value="sk13 7rx"/>						
Are you an agent acting on behalf of the applicant?				<input type="radio"/> Yes	<input checked="" type="radio"/> No		

2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

3. Description of Proposed Works

Please describe the proposed works:

Demolish existing single storey modern extension and replace with two storey extension built to the same design as the existing building in terms of design, features, fenestration, scale, materials used etc. It will blend in with the current building by using traditional materials, recycled stone that is already on the site - the wall between the house and the shed is to be used for this. The side of the current building is rendered so the real features for listing purposes are at the front. These remain untouched. The heritage view of the building, traditionally seen from Old Cross is unaffected as the extension is set back and virtually invisible. Please see the photo 'View from Old Cross' that demonstrates this. The silver ladders that are just visible show the extent of the extension in height and width at the front. Looking at this photo it is clear that the impact on the heritage aspect of Old Cross (the street) is negligible. The other photo is the side view of our home. The ladders are in the same position and show what little impact this extension will make.

Has the work already been started without planning permission?

☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House:22

Suffix:A

House name:

Street address:Old Cross

Town/City:Glossop

County:Derbyshire

Postcode:SK13 7RX

Description of location or a grid reference (must be completed if postcode is not known):

Easting:404215

Northing:394828

Description:

Part of a three storey weaver's cottage built of stone with imitation stone tiles to roof and mullion windows. Front is stone, side and back is rendered stone. To the side is a modern extension built of rendered breeze block with stone at the front. Windows are not mullions, roof is real stone.

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes

☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title:Ms

First name:Joanne

Surname:Brookes

Reference:

Date (DD/MM/YYYY):01/11/2012 (Must be pre-application submission)

Details of the pre-application advice received:

Advice on the process initially. We did originally draw up plans for an additional half-storey to allow a playroom/study to be created above the proposed first floor extension. Joanne was happy with our plans but expressed concern about the height of the proposal. But she said that the planners would have to weigh up her concerns against the needs of us as a family and the welfare of our children. She also told us that the fact that we have to live in the house to run our business is something the planners will consider in favour of our proposal. Initially she said that the welfare of our children doesn't count in planning proposals but when we went to see her a second time we pointed out a section in the new national guidelines that says that decision makers are compelled to come up with creative solutions to enable people to live: "Planning applications should not simply be about scrutiny but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives". Under the new National Planning Framework more emphasis is placed on the needs of people ie. our children and people (applicants, planners and decision makers) are required to think creatively to come up with solutions to meet human need. Having considered Joanne's concerns we are submitting an application for a two storey extension only as this is commensurate with the requirement in Policy 22 of the Local Plan that extensions should be of suitable scale in relation to the listed building. Note that the listed buiding is not just our home but also next door and this must be taken as one building as it previously was. Joanne had no concerns about the footprint of the building being slightly larger than current, nor any issues with the porch at the rear. Indeed, she said that the footprint could be larger and the extension could be higher. We drew up plans to meet these requirements but Joanne said that the extension should be of a lean to style as now but could have a small room on the first floor. For us this would be unworkable as the only way into the first floor of the extension would be to remove the bathroom. So we would gain a bedroom but lose the only bathroom. If we were to build the extension along the lines Joanne suggested, as a lean to, the height of the roof would be the same as our proposal but it would cover more of the existing building as it would run along the side elevation, then slope downwards. Our proposal is to put in a pitched roof which is the same height as suggested but reduces the impact on the existing building whilst at the same time giving us the extra bedroom that we need for our growing young family to develop. As bonus we also gain a larger landing area (where the current bathroom is) which could be used as an open office from where we could run our business and organise the community events and charities we are engaged with. The two photos we have included in this application have a set of ladders in to show where the extension will come to. The view from the Old Cross isn't changed. The proposed extension is not much larger than the current lean to it just suits the main building in a way the lean to doesn't. When the extension is built it will look like it has always been there. It is unlikely that people will think that it looks less in keeping in terms of scale than the current lean to. We consider that people will also be less concerned with keeping the lean to and agree it is more important to provide a decent and suitable living environment in which our children are able to thrive and develop. The likely opinion will be that the pitched roof extension is a lovely addition to Old Glossop that allows a growing family to remain in the community in which they have become settled and active. The costs to the heritage of Old Glossop being that a few feet of rendered wall are covered over.

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes

☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes

☒ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

☐ Yes

☒ No

7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development?

☐ Yes

☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

☐ Yes

☒ No

8. Materials

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded):

8. Materials (continued)

External walls - add description

Description of *existing* materials and finishes:

stone to front, stone tiles to roof, rendered breeze block to side and rear

Description of *proposed* materials and finishes:

recycled local stone to front with stone carving at front first floor level to break up blank wall, stone tiles to roof, rendered blockwork to side and rear

Roof covering- add description

Description of *existing* materials and finishes:

stone tiles

Description of *proposed* materials and finishes:

stone tiles

Chimney - add description

Description of *existing* materials and finishes:

rendered stone - no change

Description of *proposed* materials and finishes:

stone - no change

Windows - add description

Description of *existing* materials and finishes:

single glazed, wooden frame painted, stone surrounds

Description of *proposed* materials and finishes:

Mullion, glazed timber windows, stone surrounds to match front elevation

External doors - add description

Description of *existing* materials and finishes:

wooden varnished stable door to side of extension

Description of *proposed* materials and finishes:

wooden varnished stable door to rear of extension

Ceilings - add description

Description of *existing* materials and finishes:

tongue and groove ceiling

Description of *proposed* materials and finishes:

plasterboard and skim ceiling

Internal walls - add description

Description of *existing* materials and finishes:

Plastered walls - painted

Description of *proposed* materials and finishes:

Plastered walls - painted

Floors - add description

Description of *existing* materials and finishes:

Tiles over concrete

Description of *proposed* materials and finishes:

downstairs: vinyl/carpet over concrete, upstairs carpet over floorboards

Internal doors - add description

Description of *existing* materials and finishes:

modern glass panelled

Description of *proposed* materials and finishes:

cottage style wooden doors

Rainwater goods - add description

Description of *existing* materials and finishes:

black plastic

Description of *proposed* materials and finishes:

black heritage look plastic

Boundary treatments - add description

Description of *existing* materials and finishes:

drystone walls

Description of *proposed* materials and finishes:

drystone walls

Vehicle access and hard standing - add description

Description of *existing* materials and finishes:

none

Description of *proposed* materials and finishes:

none

8. Materials (continued)

Lighting - add description

Description of *existing* materials and finishes:

Plastic rectangle wall light

Description of *proposed* materials and finishes:

cottage style lamp

Others - add description

Other

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Are you supplying additional information on submitted drawings or plans?

☒ Yes ☐ No

If Yes, please state plan(s)/drawing(s) references:

PB/101

9. Demolition

Does the proposal include total or partial demolition of a listed building?

☒ Yes ☐ No

Which of the following does the proposal involve?

a) Total demolition of the listed building

☐ Yes ☒ No

b) Demolition of a building within the curtilage of the listed building

☒ Yes ☐ No

c) Demolition of a part of the listed building

☐ Yes ☒ No

Please describe the building or part of the building you are proposing to demolish:

A kitchen extension was added to the building in 1982. It is a lean to that doesn't match the rest of the building or the buildings within Old Glossop. Our plan is to replace this with something that not only meets the welfare needs of our growing family but also is a more suitable extension to this lovely building. To that end we have drawn inspiration in the design from neighbouring buildings.

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

The kitchen extension is modern so demolishing it to replace with something that looks as old as the original building makes sense. We need to do this to add an extra bedroom to the property so that our children have a bedroom each. The house has one bedroom in the first floor and one on the second which has been divided into two using the mullion in the window as a guide. Only one bedroom on the third floor has a window which opens. The house is rather small for a family of five. As the children grow they will need their own space to develop. It is better for their welfare to have their own room in which to do things like homework study. Sharing a bedroom, particularly with a younger sibling, when trying to study can be detrimental to educational development. So much public money would have been spent on our children's education it would be wrong not to allow them to thrive at home. It is generally expected that children have their own bedroom for these reasons. We reluctantly put the house on the market so that we could get a four bedroom house but have not had any real interest. And, in any case we don't really want to move. We love living here, we love the house, we have great neighbours and we are involved in the local community. We organise street parties every year for our small community, Paul is a governor at All Saints School and runs the Social and Community Group at the church through which he is working, voluntarily to set up debt counselling services and mental health support. He is also one of High Peak Borough Council's snow wardens. We offer this information to show our commitment and attachment to the community of Old Glossop. We would like to be able stay here and feel that if we were forced to move it would be as detrimental to Old Glossop as it would be to us and our children. We feel settled here and would like to stay.

In addition, we run a successful holiday business in the garden of the house which is busy all year round and brings tourists to the area. That part of our income would vanish if we were forced to leave and Glossop would lose the income that the holidaymakers bring in- estimated to be around £300 per person per week according to moneysupermarket.com plus the rental cost averaging around £250 per week - fully let for around 44 weeks a year, the loss to Glossop and the High Peak would be £34000 a year or two full time jobs. The holiday cottage is a vital source of income to us as Kate is on maternity leave and doesn't have a job to go back to and Paul works three days a week as a civil servant. We can provide details of earnings on request.

Policy 22 of the Local Plan states that any extension should be sympathetic with the listed status of the building. Our house was listed in 1978 and the current extension is not sympathetic in both the scale (as it is smaller than other extensions within the conservation area; our neighbour at 22 has a two storey extension at the back of the property, the Bulls Head has a two storey extension - we can provide other examples) and in design, external appearance and detailing.

The extension is being built on the site of an original building that was once attached to the main house. This was a wide stone staircase that ran up the side of the house with a spur off to the back of the house to provide an entrance to the second floor. The entrance is visible through the rendering and the footings of the staircase are still visible on the ground. There are no photographs of this presumably because it was demolished before the invention of the camera. We do, however, have a drawing of how it looked (and this will be posted in with our application). The proposed building follows the footprint of this original staircase and, therefore, can be deemed to be a suitable replacement for it, bringing the building back some of its original character.

10. Listed building alterations

Do the proposed works include alterations to a listed building?

☒ Yes ☐ No

If Yes, will there be works to the interior of the building?

☒ Yes ☐ No

Will there be works to the exterior of the building?

☒ Yes ☐ No

Will there be works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

☐ Yes ☒ No

Will there be stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

☒ Yes ☐ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed, and the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

State references for these plan(s)/drawing(s):

PB/101

11. Listed Building Grading

If known, what is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

☐ Don't know ☐ Grade I ☐ Grade II* ☒ Grade II

Is it an ecclesiastical building? ☐ Don't know ☐ Yes

☒ No

12. Immunity from Listing

Has a Certificate of Immunity from listing been sought in respect of this building?

☐ Yes ☒ No

13. Parking

Will the proposed works affect existing car parking arrangements?

☐ Yes ☒ No

14. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

15. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☐ The agent ☒ The applicant ☐ Other person

16. Certificates (Certificate A)

Certificate Of Ownership - Certificate A

Certificate under Article 12 – Town and Country Planning (Development Management Procedure) (England) Order 2010 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding (*“agricultural holding” has the meaning given by reference to the definition of “agricultural tenant” in section 65(8) of the Act*).

Title: First name: Surname:

Person role: Declaration date: ☒ Declaration made

17. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

☒ Date