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

FULL PLANNING APPLICATION

PERMISSION

Applicant Mr Carl Newby
Peaks & Plains Housing Trust
Ropewalks Newton Street
Macclesfield
SK11 6QJ

Agent Warburton Assosiates
The Old Police Station
62 Chapel Street
Manchester
M3 7AA

Application no. HPK/2013/0420

Registered on 22/07/2013

Determined on 16/09/2013

High Peak Borough Council hereby **PERMIT** this application for **FULL PLANNING PERMISSION** for

Residential property previously converted into 7 flats, some in multiple occupation, proposed rennovation works & creation of additional 1 bed self contained affordable flat at 26 St Johns Road, Buxton

in accordance with the submitted application, details and accompanying plans listed below subject to the following conditions and reasons:-

Conditions

1. The development to which this permission relates must be begun not later than the expiration of three years from the date of this permission unless some other specific period has been indicated in other conditions given.

2. No development shall commence until the colour of the proposed render to be used on the external surfaces of the development hereby permitted have been submitted to and

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Planning Applications Manager

approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

3. Notwithstanding the details shown on the approved plans, no works shall take place on site until a schedule for the replacement windows, including glazing bar details at 1:2 and their colour, together with details of the door joinery, have been submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved details.

4. Prior to the commencement of development, detailed drawings for the rear dormer window, including details for the proposed roof finish shall be submitted to and approved in writing by the local Planning Authority. Thereafter the development shall proceed in accordance with the approved plans.

5. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the use hereby permitted is commenced, or before the building is occupied or in accordance with a timetable agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with the approved details.

6. Prior to the commencement of development, a revised plan showing the proposed bin storage enclosure, including details of siting and means of enclosure shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall proceed in accordance with the approved details, and shall be installed prior to the first occupation of the development.

7. The revised access arrangements shall be carried out in accordance with the approved plans, including the reuse of the existing gate post. In the event that the gatepost cannot be reused, a schedule, including materials for its replacement shall be submitted to and approved in writing by the local Planning Authority. Thereafter the development, shall proceed in accordance with the approve details.

8. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include the number, sizes and species of the proposed planting, car parking layouts, other vehicle and pedestrian access and circulation areas and the details for the proposed hard surfacing materials. Thereafter the development shall proceed in accordance with the approved details and installed prior to the first occupation of the development hereby approved.

Reasons

1. The time limit condition is imposed in order to comply with the requirements of sections 91, 92, 93 and 56 of the Town and Country Planning Act 1990 and section 51 of the Planning and Compulsory Purchase Act 2004.

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2. In the interests of visual amenity, in accordance with Policy GD4 (and Policies BC5 and BC8 in respect of developments in conservation areas/listed buildings) of the High Peak Saved Local Plan Policies 2008.

3. In the interests of visual amenity, in accordance with Policy GD4 (and Policies BC5 and BC8 in respect of developments in conservation areas/listed buildings) of the High Peak Saved Local Plan Policies 2008.

4. In the interests of the visual charactrer of the conservation area, and ina ccordance with Policy BC5 of the adopted High Peak Saved Local Plan 2008.

5. To ensure adequate and appropriate treatment to all boundaries and in acordance with Policy BC5 of the High Peak Saved Local Plan Policies 2008.

6. In the interests of visual amenity, in accordance with Policy GD4 (and Policies BC5 and BC8 in respect of developments in conservation areas/listed buildings) of the High Peak Saved Local Plan Policies 2008.

7. In the interests of visual amenity, in accordance with Policy GD4 (and Policies BC5 and BC8 in respect of developments in conservation areas/listed buildings) of the High Peak Saved Local Plan Policies 2008.

8. In the interests of visual amenity, in accordance with Policy GD6 of the High Peak Saved Local Plan Policies 2008.

Summary of reasons for granting permission

The decision to grant planning permission has also been taken having regard to all other relevant material planning considerations and to the following relevant policies and proposals in the Development Plan.

During the course of the consideration of the application the Council sought amendments to the proposals to ensure that provided an acceptable scheme which contributed towards the character and appearance of the conservation area. It is therefore considered that the proposals meet the provisions of paragraphs 186-187 of the NPPF.

POLICIES RELEVANT TO THIS DECISION

High Peak Local Plan Saved Policies

BC1 - External Materials
BC5 - Conservation Areas
GD2 - Built up area boundaries
GD4 - Character Form and Design
GD5 - Amenity

National Planning Policy Framework

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Notes to Applicant

Plans
The plans to which this Notice refers are listed below:
Location Plan
3435/02 Rev C
3435/03 Rev A
3435/04 Rev B
3435/05
3435/06
3435/07 Rev A
3435/08 Rev B
3435/09 Rev C
3435/10 Rev C
3435/11 Rev C
3435/12 Rev B
3435/13
3435/14
3435/15
3435/101 Rev B
3435/103
3435/104
3435/105
3435/106
3435/108 Rev B
3435/109 Rev B
3435/110 Rev B
3435/111
3435/112
3435/113
3435/114
3435/117

Please Note: This decision notice does not convey any approval or consent which may be required under any enactment, bye-law, order or regulation other than Section 57 of the Town and Country Planning Act 1990.

Approval under the Building Regulations may also be required. Advice in this respect can be obtained by contacting the Councils Building Control Section on 0845 129 7777.

Any other statutory consent necessary must be obtained from the appropriate authority.

Where a vehicle is often driven across a grass verge or kerbed footway to and from premises adjoining a highway, the occupier of the premises may, be required to pay the cost of construction

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of a crossing, and/or may be required to comply with conditions, imposed by the Authority. You should contact the Highway Authority, Derbyshire, County Council at County Hall, Matlock, Derbyshire, tel. 01629 580000.

This consent is granted subject to conditions and it is the owner(s) and the person(s) responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond. **A fee is payable to us for the discharge of condition. Please refer to our web site : www.highpeak.gov.uk for details.** If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a "condition precedent". The following should be noted with regards to conditions precedent:
(a) If a condition precedent is not complied with, the whole of the development will be unauthorised and you may be liable to enforcement action.
(b) Where a condition precedent is breached and the development is unauthorised, the only way to rectify the development is the submission of a new application.

Other conditions on this permission must also be complied with. Failure to comply with any condition may render the owner(s) and the person(s) responsible for the implementation of the development liable to enforcement action.

The permission is granted in strict accordance with the approved plans. It should be noted however that:
(a) Any variation from the approved plans following commencement of the development irrespective of the degree of variation will constitute unauthorised development and may be liable to enforcement action.
(b) Variation to the approved plans will require the submission of a new planning application.

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Planning Applications Manager