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High Peak Borough Council

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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

REFUSAL

Applicant Ms Sau Ying Lam
9A Jackson Buildings
Victoria Street
Glossop
SK13 8AQ

Application no. HPK/2013/0465

Registered on 21/08/2013

Determined on 15/10/2013

Agent

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

Proposed Relocation of Front Door at Jacksons Buildings, Victoria Street, Glossop

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

Reasons

1. The removal of the recessed doorway detail and the construction of a new flatter façade would result in the loss of a traditional feature on the building, to the detriment of the archtiectural and historic character of the building and the visual appearance of the Norfolk Square Conservation Area. As such the development fails to comply with Policies BC2, BC5 and GD4 of the High Peak Saved Local Plan Policies 2008, A design guide for Shop Fronts, Glossop Conservation Area Appraisal 2006 and paragrpahs 131, 132 and 137 of the National Planning Policy Framework.

Policies relevant to this decision

BC1 - External Materials

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Michael Green
Planning Applications Manager

BC2 - Shop Fronts

BC5 - Conservation Areas

GD2 - Built up area boundaries]

GD4 - Character Form and Design

TC1 - Town Centres

TC2 - Town Centre Environment

Informative

It is considered that the proposals are unsustainable and do not conform with the provisions of the NPPF.

Plans

The plans to which this Notice refers are listed below:

Location Plan

01

02

03

04

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Michael Green
Planning Applications Manager