www.highpeak.gov.uk

High Peak Borough Council

working for our community

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

PERMISSION

Applicant
William Hill Organisation Ltd
PO Box 170
Leeds
L52 8JF

Agent
Steven Abbott Associates LLP
Broadsword House
North Quarry Business Park
Appley Bridge
Wigan
WN6 9DL

Application no. HPK/2013/0510

Registered on 19/09/2013

Determined on 14/11/2013

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

Listed Building Consent for Proposed Minor Internal & External Work to Include Installation of One Satellite Dish, T.V. Aerial & Two Air Conditioning Units, Replacement Windows & Door and New Signage at 7 High Street West Glossop

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

Conditions

1. This Listed Building Consent is granted subject to the condition that the works to which it relates must be begun not later than the expiration of three years beginning with the date on which the Consent is granted.
2. No development shall commence until samples of the materials to be used in the construction of the external surfaces of the approved development hereby permitted

……
Michael Green
Planning Applications Manager

have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

3. No works shall take place on site until details of windows, including glazing bar details at 1:20, together with details of any 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. No works shall take place on site until details of the security window bars, including method of fixing together with details and specification of the rear security door, have been submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved details.
5. All external timber shall be painted in accordance with details to be submitted to and approved in writing by the Local Planning Authority and shall be maintained thereafter.
6. Prior to any works commencing detailed sections showing the proposed suspended ceiling including details of the relationship of the ceiling with the rear of the shop front and how this will site below the existing frieze shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with these approved details.
7. Notwithstanding any details shown on the approved plans prior to the display of the advertisements a detailed section plan and full specification of the lighting troughs for the fascia and projecting sign shall be submitted to and approved in writing by the Local Planning Authority. The advertisements and illumination method shall be displayed in accordance with the approved details.
8. No advertisement shall be displayed until samples of the materials to be used in the construction of external surfaces of the approved signs hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The advertisements shall be displayed in accordance with the approved details.
9. All new rainwater goods shall be timber gutters with cast metal downpipes which shall be painted black.
10. Notwithstanding any information shown on the approved plans details of the colour for the satellite dish and aerial shall be submitted to and approved in writing by the Local Planning Authority. The dish and the aerial shall be erected in accordance with these approved details.

Reasons

1. The time limit condition is imposed in order to comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
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.

…….
Michael Green
Planning Applications Manager

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 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.
5. 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.
6. To protect the character and appearance of the existing building, 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 GD4 (and Policies BC5 and BC8 in respect of developments in conservation areas/listed buildings) of the High Peak Saved Local Plan Policies 2008.
9. 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.
10. In the interests of visual amenity and maintain the character of the building and to ensure the satisfactory visual relationship of the new development to the existing, 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.

Summary of reasons for granting permission

The Council has negotiated a sustainable form of development which complies with the provisions of paragraphs 186-187 of the NPPF.

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.

POLICIES RELEVANT TO THIS DECISION

High Peak Local Plan Saved Policies

BC1 - External Materials
BC2 - Shop Fronts
BC5 - Conservation Areas

…….
Michael Green
Planning Applications Manager

BC7 - Alterations and Extensions to Listed Buildings
BC8 - Settings of Listed Buildings
EMP 6 - Industry and business within the built-up area boundaries and homeworking
GD2 - Built up area boundaries
GD3 - Improvement Corridors
GD4 - Character Form and Design
GD5 - Amenity
TC1 - Town Centres
TC2 - Town Centre Environment
TC5 - Small shops

National Planning Policy
Paragraphs 17, 23, 61, 64, 67, 131-134

Notes to Applicant

Plans
The plans to which this Notice refers are listed below:
Location Plan
FINAL-N-NL-0453-201G
FINAL-N-NL-0453-502A

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 16 of the Planning (Listed Building and Conservation Areas) 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.

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.

…….
Michael Green
Planning Applications Manager

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.

…….
Michael Green
Planning Applications Manager

High Peak Borough Council, Development Services, Municipal Buildings, Glossop, Derbyshire SK13 8AF
Tel 0845 129 7777 or 01298 28400 Fax 01457 860290 Minicom 0845 129 48 76
E-mail planning@highpeak.gov.uk Website www.highpeak.gov.uk