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High Peak Borough Council

working for our community

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
TOWN AND COUNTRY PLANNING (CONTROL OF ADVERTISEMENT)(ENGLAND) REGULATIONS 2007

ADVERTISEMENT CONSENT

PERMISSION

Applicant Miss Karen Russell
Michael Laird
5 Forres Street
Edinburgh
EH3 6DE

Agent Michael Laird Architects
5 Forres Street
Edinburgh
EH3 6DE

Application no. HPK/2013/0475

Registered on 11/09/2013

Determined on 05/11/2013

High Peak Borough Council hereby **PERMIT** this application for **ADVERTISEMENT CONSENT** for

Proposed advertisment consent at 2 Spring Gardens Buxton

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

Conditions

1. The consent hereby grants permission for the display of the advertisement(s) referred to in this notice for the period of five years from the date of this consent.

2. Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

3. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

…….
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

4. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

5. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

6. No advertisement shall be sited or displayed so as to -

(a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);

(b) obscure, or hinder the ready interpretation of any traffic sign, railway signal or aid to navigation by water or air; or

(c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

7. Any light source associated with the advertisement(s) hereby permitted shall be screened to prevent glare to users of the highway.

8. The proposed projecting sign shall have a luminosity not exceeding 600 candelas per square metre.

Reasons

1. Having regard to Regulation 14 (7) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

2. In the interests of visual amenity as required by the provisions of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

3. This condition is imposed to comply with the requirements of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

4. This condition is imposed to comply with the requirements of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

5. This condition is imposed to comply with the requirements of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

6. This condition is imposed to comply with the requirements of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

7. In the interests of highway safety, in accordance with Policy TR5 of the High Peak Saved Local Plan Policies 2008.

8. In the interests of highway safety, in accordance with Policy TR5 of the High Peak Saved Local Plan Policies 2008.

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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 the proposed signage did not have a detrimental affect on the visual amenity of the building and wider 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 Plans Saved Policies

BC1 - External Materials
BC5 - Conservation Areas
GD4 - Character Form and Design
TC1 - Town Centres
TC12 - Prime retail Frontage
TR5 - Access, parking and design

National Planning Policy Framework

Para 67

Notes to Applicant

None

Plans

The plans to which this Notice refers are listed below:

HBR22.AR(99) 001
HBR22.AR(99) 002
HBR22.AR(99) 003
HBR22.AR(99) 004
HBR22.AR(99) 005
HBR22.AR(99) 006
HBR22.AR(99) 007
HBR22.AR(99) 008
HBR22.AR(99) 009 Rev.P2
HBR22.AR(99) 010
HBR22.AR(99) 011
HBR22.AR(99) 012

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HBR22.AR(99) 013 Rev P3
HBR22.AR(99) 014 Rev P4
HBR22.AR(99) 015
1601.0000 rev D Rec 05.11.13
1600.0202 rev C Rec 05.11.13
PS12738 ISSUE 1 Page 1 Rec 05.11.13
PS12738 ISSUE 1 Page 2 Rec 05.11.13
1401.0X01 Rec 05.11.13
Fascia lettering Rec 05.11.13
Projecting sign Rec 05.11.13

Please Note: 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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