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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 (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

FULL PLANNING APPLICATION

REFUSAL

Applicant
Hydes Brewery
The Beer Studio Kansas Avenue
Salford
M50 2GL

Agent
RMA
Stanneybrook Farm House
Crowton
CW8 2RX

Application no. HPK/2013/0526

Registered on 17/10/2013

Determined on 06/12/2013

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

Proposed fitting of retractable canvas canopy to front elevation at 10 Eagle Parade Buxton

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

Reasons

1. The canopy, by virtue of its position and projection, interrupts the simple uniformity and rhythm of the building to the detriment of the visual amenity and historic form and character of the Grade II Listed Building and the wider conservation area to which this site forms a part. Approval of the development would be contrary to Policy BC5, BC7 and GD4 of the High Peak Saved Local Plan Policies 2008 and paragraphs 134 and 137 of the National Planning Policy Framework 2012.

Policies relevant to this decision

……
Michael Green
Planning Applications Manager

BC1 - External Materials
BC5 - Conservation Areas
BC7 - Alterations and Extensions to Listed Buildings
BC8 - Settings of Listed Buildings
GD2 - Built up area boundaries
GD4 - Character Form and Design
GD5 - Amenity
TC1 - Town Centres
TC9 - The Evening Economy Pubs, Clubs and takeaways
TR5 - Access, parking and design

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:

PL01
PL02
PL03

……

Michael Green
Planning Applications Manager

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