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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

APPLICATION FOR LISTED BUILDING CONSENT

PERMISSION

Applicant Mr Mark Miller
Royal Hotel Market Street
Hayfield
SK22 2EP

Agent Kingfisher Consulting
Barley Castle Yard Market Street
Hayfield
SK22 2EP

Application no. HPK/2013/0609

Registered on 03/12/2013

Determined on 28/01/2014

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

Listed Building Consent - Proposed Conversion of Garages to Holiday Accommodation at Building south east of the Royal Hotel Market Street Hayfield

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. The development hereby approved shall not be carried out otherwise than in complete accordance with the revised plans and specifications shown on drawing no 2285.02 Rev A.

3. The materials of external construction shall match those used on the existing building in their colour, form and texture, unless otherwise agreed in writing with the Local Planning Authority.

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Michael Green
Planning Applications Manager

4. All new pointing shall be carried out in accordance with the booklet "The Re-pointing of Stone" a copy of which is attached to this decision notice. The use of strap pointing shall be avoided.

5. No window or door frame shall be recessed less than 100mm from the external face into which it is set.

6. No works shall take place on site until details of windows, including glazing bar details at 1:2, 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.

7. 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.

8. No works shall commence on site until details of the introduction of services, including any flues or vents into the building have been submitted to and approved in writing by the Local Planning Authority. The works shall proceed in accordance with the approved details.

Reasons

1. The time limit condition is imposed in order to comply with the requirements of Section18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
2. For the avoidance of doubt.
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.
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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. Reason - In order that the character and appearance of the building shall be retained, 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.

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Michael Green
Planning Applications Manager

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
BC8 Extensions and Alterations to Listed Buildings

National Planning Policy
Para 17, Sections 3,7,12

Notes to Applicant

None

Plans
The plans to which this Notice refers are listed below:

Location Plan
2285.02A
2285.03
2285.05

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.

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Michael Green
Planning Applications Manager

(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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Michael Green
Planning Applications Manager