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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

PERMISSION

Applicant
Queens Arms Hotel 1 Shepley Street
Glossop
SK13 7RZ

Agent
Stamford WIng Chartered Surveyors
5 Bower Gardens
Stalybridge
SK15 2UY

Application no. HPK/2013/0593

Registered on 04/12/2013

Determined on 29/01/2014

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

Proposed Change of Use to Letting Bedrooms at Second Floor and Loft at 1 Shepley Street Glossop

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

Conditions

1. The development to which this permission relates must be begun not later than the expiration of three years from the date of this permission unless some other specific period has been indicated in other conditions given.

2. No works shall take place on site until details of the velux windows, including specification and colour, have been submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved details.

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Michael Green
Planning Applications Manager

3. This permission shall relate to the use of the premises only. There shall be no further external alterations to the premises whatsoever without the prior written approval of the local planning authority.

4. The development hereby permitted shall not be occupied at any time other than for purposes ancillary to the use of the Queens Arms Hotel in providing letting bedrooms for overnight accommodation.

5. The owners/operators shall maintain an up-to-date register of the names of all occupiers of the rooms, and of their main home addresses, and shall make this information available at all reasonable times to the local planning authority.

Reasons

1. The time limit condition is imposed in order to comply with the requirements of sections 91, 92, 93 and 56 of the Town and Country Planning Act 1990 and section 51 of the Planning and Compulsory Purchase Act 2004.

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.

3. To define the permission for the avoidance of doubt.

4. To prevent the establishment of independent units of accommodation in accordance with Policy GD5 of the High Peak Saved Local Plan Policies 2008.

5. To prevent the establishment of independent units of accommodation in accordance with Policy GD5 of the High Peak Saved Local Plan Policies 2008.

Summary of reasons for granting permission

This is considered to be a sustainable form of development and so complies with the provisions 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

BC5 - Conservation Areas
EMP 6 - Industry and business within the built-up area boundaries and homeworking

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Michael Green
Planning Applications Manager

GD2 - Built up area boundaries
GD4 - Character Form and Design
GD5 - Amenity

National Planning Policy Framework
Paragraph 14, 17, 61
Section 1, 8, 12

Notes to Applicant

None

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

J1013413-01 Rev A
J1013413-02 Rev A
J1013413-03
J1013413-04
J1013413-06

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 57 of the Town and Country Planning 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.

Where a vehicle is often driven across a grass verge or kerbed footway to and from premises adjoining a highway, the occupier of the premises may, be required to pay the cost of construction of a crossing, and/or may be required to comply with conditions, imposed by the Authority. You should contact the Highway Authority, Derbyshire, County Council at County Hall, Matlock, Derbyshire, tel. 01629 580000.

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.

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Michael Green
Planning Applications Manager

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