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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

FULL PLANNING APPLICATION

PERMISSION

Applicant Mr Lee Zastawny
Simply Brickwork
17 Arden Close
Simmondley
Glossop
SK13 6PD

Agent Simply Brickwork
17 Arden Close
Simmondley
Glossop
SK13 6PD

Application no. HPK/2013/0655

Registered on 18/12/2013

Determined on 12/02/2014

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

Proposed renovation of barn, ground floor use as garage, first floor use as open plan storage/quite room/small office/tv room at 67 Kinder Road, Hayfield

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.

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Michael Green
Planning Applications Manager

2. The development hereby approved shall not be carried out otherwise than in complete accordance with the revised plans and specifications shown on drawing no2525-1, 2525-2, 100 Rev A, 201 Rev A and 300 Rev A

3. The development hereby permitted shall not be occupied at any time other than for purposes ancillary to the domestic occupation of the dwelling known as 67 Kinder Road, Hayfield.

4. The re-roofing of the building hereby approved shall be carried with reclaimed slate tiles from the existing building, or with new tiles to match the original materials. If new tiles are required samples shall be submitted to and approved in writing by the Local Planning Authority, and thereafter the approved materials used in the re-roofing of the building.

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

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. For the avoidance of doubt.

3. To prevent the establishment of an independent dwelling, in accordance with Policy GD4 and Policy GD5 of the High Peak Saved Local Plan Policies 2008.

4. In the interests of the visual character and appearance of the Conservation Area and in accordance with Policies BC1 and BC5 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.

Summary of reasons for granting permission

During the course of the consideration of the application the Council sought amendments to the proposals to ensure that the development was sympathetic to the character and appearance of the designated heritage asset. It is therefore considered that the proposals meet 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.

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Michael Green
Planning Applications Manager

POLICIES RELEVANT TO THIS DECISION

High Peak Local Plan Saved Policies
BC1 – External Materials
BC5 - Conservation Areas
BC6 - Demolition in Conservation Areas
GD2 - Built up area boundaries
GD4 – Character, form and design
GD5 – Amenity
H14 – Domestic extnsions and anciallry buildings

National Planning Policy Framework
Paragraph 17 – Core Principles
Section 7 – Requiring good design
Section 12 – Conserving and enhancing the historic envirnment

Notes to Applicant

Plans
The plans to which this Notice refers are listed below:
Location Plan
Site Plan
2525-1
2525-2
100 Rev A
201 Rev A
300 Rev A

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.

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Michael Green
Planning Applications Manager

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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Michael Green
Planning Applications Manager