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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 Mrs Mary Emerson
5 Stonecliffe Terrace
Buxton
SK17 7NN

Agent

Application no. HPK/2014/0073

Registered on 07/05/2014

Determined on 01/07/2014

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

Demolition and removal of chimney stack and pots, and slate over at Sylvan Cottage Sylvan Park Buxton

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

Reasons

1.

The proposed removal of the chimney would result in the unacceptable loss of an important feature on this building, to the detriment of the historic character and appearance of the building and wider conservation area to which this site forms a part. Approval of the development would be contrary to High Peak Local Plan Policies, BC5, and GD4, and guidance contained within paragraphs 17, 58, 59, 60, 61, 64, 131, and 134 of the National Planning Policy Framework.

.....
Signed on Behalf of High Peak Borough Council

High Peak Borough Council, Development Services, Municipal Buildings, Glossop, Derbyshire SK13 8AF

Tel 0845 129 7777 or 01298 28400

E-mail planning@highpeak.gov.uk

Fax 01457 860290

Website www.highpeak.gov.uk

Minicom 0845 129 48 76

Policies relevant to this decision

BC1 - External Materials
BC5 - Conservation Areas
GD4 - Character Form and Design
GD5 - Amenity
H14 - Domestic Extensions and ancillary buildings

Informative

Prior to the determination of the application the Council advised the applicant that the principle of such development is unsustainable and did not conform with the provisions of the NPPF. It is considered that the applicant is unable to overcome such principle concerns and thus no amendments to the application were requested.

Plans

The plans to which this Notice refers are listed below:

Location Plan
2555-1

.....
Signed on Behalf of High Peak Borough Council

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