

Mr Walsh
Benfield
Cowlshaw Brow
Romiley
Stockport
SK6 4NU



High Peak Borough Council

working for our community

Mr Michael Smith
Randfield Associates
1a Longhust Lane
Marple Bridge
Stockport
Cheshire
SK6 5AE

Mr Walsh
Benfield
Cowlshaw Brow
Romiley
Stockport
SK6 4NU

Application no: HPK/2016/0441

Determined on: 28/10/2016

Town and Country Planning Act 1990

Planning and Compensation Act 1991

Town and Country Planning (Development Management Procedure) (England) Order 2015

REFUSAL OF PLANNING PERMISSION

Location of Development:

18 Bath Road Buxton Derbyshire SK17 6HH

Description of Development:

Proposed replacement of existing timber framed windows (W1 - W14) with new UPVC, true sliding sash windows to match the existing style and colour

High Peak Borough Council in pursuance of powers under the above mentioned Act hereby **REFUSE** to permit the development described above in accordance with plans ref: 3116-01, 3116-02A 3116-13B for the reason(s) specified below:-

1. The proposed replacement windows, by virtue of their design and in particular their materials, would be out of keeping with the character and appearance of the building and out of keeping with the character and appearance of the Conservation Area. The proposal would not comply with policies EQ6 'Design and Place Making' or EQ7 'Built and Historic Environment' of the High Peak Local Plan (adopted April 2016) and would be contrary to Section 12 'Conserving and enhancing the historic environment' of the National Planning Policy Framework (NPPF).





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Informative

1. It is considered that the proposals are unsustainable and do 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.

X *B.J. Haywood*

Signed by: Haywood, Ben

On behalf of High Peak Borough Council



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NOTES

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
2. If the decision to refuse planning permission is for a householder application, and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice. All other types of development have a 6 month deadline for submission of appeals. Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN online at <https://www.gov.uk/appeal-planning-inspectorate#other-ways-to-apply>. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.
3. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

