

Bestway Panacea  
Merchants Warehouse Castle Street  
Manchester  
M3 4LZ





**High Peak Borough Council**

*working for our community*

Miss Magdalena Wilczeska  
Futurama  
Olympia House Lockwood Court  
Leeds  
LS11 5TY

Bestway Panacea  
Merchants Warehouse Castle Street  
Manchester  
M3 4LZ

Application no: HPK/2016/0497

Determined on: 09/11/2016

**Planning (Listed Buildings and Conservation Areas) Act 1990**  
**The Planning (Listed Buildings and Conservation Areas) Regulations 1990**

## **REFUSAL OF LISTED BUILDING CONSENT**

### **Location of Development:**

Co-Operative Supermarket Norfolk Street Glossop Derbyshire SK13 8BS

### **Description of Development:**

Listed building consent for upgrading and replacement of external signage

High Peak Borough Council in pursuance of powers under the above mentioned Act hereby **HEREBY REFUSE LISTED BUILDING CONSENT** for the works described above in accordance with plans ref: Location Plan, 128022-RevB for the reasons specified below:

1. The signs by reason of their visual appearance and siting will result in material harm to the special architectural and historic interest of the listed building contrary to the terms of Policies S5 and EQ7 of the High Peak Local Plan 2016 and Paragraphs 67 and 131 of the National Planning Policy Framework.
2. The retention of the two fascia signs are not considered to amount to a public benefit given that there are several other advertisements benefiting from consent serving the pharmacy. The cumulative impact of the additional signage will result in some harm to the significance of the heritage asset and in the absence of any public benefits presented to outweigh this harm, the signage is considered to be contrary to Paragraphs 67 and 134 of the National Planning Policy Framework and Policies S5 and EQ6 of the High Peak Local Plan 2016.

### **Informatives**

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.





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X *B.J. Haywood*

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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 or 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.