

Mr Yusef Arjomandkhah
Edward Architecture
2 Riverside Way Whitehall Waterfront
Leeds
West Yorkshire
LS1 4EH



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2 Riverside Way Whitehall Waterfront
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Ms Oakes
Derby House, St Christophers Trust
Hollin Cross Lane
Glossop
Derbyshire
SK13 8JH

Application no: HPK/2017/0046

Determined on:

**Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015**

FULL PERMISSION FOR DEVELOPMENT

This permission does not carry any approval or consent which may be required under any enactment, bylaw, order or regulation (e.g. in relation to Building Regulations or the Diversion of Footpaths etc) other than Section 57 of the Town and Country Planning Act, 1990 (as amended).

Location of Development:

St Christophers Trust Redcourt Hollin Cross Lane Glossop Derbyshire SK13 8JH

Description of Development:

Proposed demolition of existing outbuilding, addition of new main entrance with canopy, addition of first-floor link extension, minor alterations to external elevations, improved access and parking arrangements

In pursuance of their power under the above mentioned Act, High Peak Borough Council Planning Authority, **HEREBY GRANTS PLANNING PERMISSION** for the development described above subject to the following condition(s):

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason:- To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: 0001, 0007 A, 0008 A, 0009 B, 0010 B, 0011, 0012 C, PL 014, 10626/AB.

Reason:- For the avoidance of doubt and in the interests of proper planning, in accordance with the National Planning Policy Framework.

3. The materials to be used in the construction of the external surfaces of the extensions





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hereby permitted and the replacement windows shall be as stated on the revised, approved plans. The hard-surfacing approved shall be constructed with a tarmac surface, as stated in the application.

Reason:- To ensure that the external appearance of the development is appropriate to its surroundings in accordance with Policies EQ6 and EQ7 of the High Peak Local Plan 2016 and the National Planning Policy Framework.

4. Trees shall be retained as shown on plan 10626/AB. No operations shall commence on site in connection with the development hereby approved (including demolition works) until tree protection details (demonstrating how trees within and adjacent to the site will be protected during the course of the development) have been submitted to, and approved in writing by, the Local Planning Authority. The approved details shall be implemented throughout the period of development.

Reason:- To protect the health and amenity of the trees in accordance with Policies EQ2 and EQ9 of the High Peak Local Plan 2016 and paragraph 118 of the National Planning Policy Framework.

5. Prior to commencement of development, details of any signage to be used (i.e. directional signs, welcome signs, etc.) shall be submitted to the Local Planning Authority for consideration as to whether or not Advertisement Consent will be required for any of the signage. The Local Planning Authority will notify the applicant should Advertisement Consent be required for any of the signs. It will be the responsibility of the applicant to submit an Advertisement Consent application if required.

Reason:- To ensure that the visual amenity of the area is protected and to ensure no highway safety issues will arise, in accordance with Policies EQ6, EQ7 and CF6 of the High Peak Local Plan 2016 and the National Planning Policy Framework.

6. Vehicular access into and out of the site from Hollin Cross Lane shall be as specified on the approved site plan 0012 D, unless vehicles are required to do otherwise in an emergency. The low level timber fence shown on the approved site plan along the eastern side of the 'wildflower landscape turf' area shall be installed prior to the approved vehicular access arrangements being brought into use.

Reason:- In the interests of highway safety, in accordance with Policy CF6 of the High Peak Local Plan 2016 and the National Planning Policy Framework.

Informatives

1. Policies

High Peak Local Plan Adopted April 2016

P.O. Box 136 Buxton SK17 1AQ
Phone 0845 129 77 77 or 01298 28400 Fax 01298 27639 Minicom 0845 129 48 76
E-mail customer-services@highpeak.gov.uk Website www.highpeak.gov.uk
Mobile Text No. 078 0000 2262





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S1 - Sustainable development principles
S1a - Presumption in favour of sustainable development
S2 - Settlement hierarchy
S5 - Glossopdale sub-area strategy
EQ1 - Climate change
EQ2 - Landscape character
EQ6 - Design and place making
EQ7 - Built and historic environment
EQ9 - Trees, woodland and hedgerows
CF6 - Accessibility and transport

SPD - Glossop Conservation Area character appraisal


National Planning Policy Framework

- * Ministerial foreword
- * Introduction (Inc. Achieving sustainable development, presumption in favour of sustainable development, core planning principles, delivering sustainable development)
- * 1 Building a strong, competitive economy
- * 4 Promoting sustainable transport
- * 7 Requiring good design
- * 10 Meeting the challenge of climate change, flooding and coastal change
- * 11 Conserving and enhancing the natural environment
- * 12 Conserving and enhancing the historic environment

National Planning Practice Guidance

2. Paras 186 & 187 of the NPPF

The Officer has liaised frequently throughout the course of the application to eventually obtain revised plans which secure a sustainable form of development. As such paras 186 & 187 of the NPPF have been adhered to.

X 

Signed by: rachael.simpkin

On behalf of High Peak Borough Council



NOTES

1. Approval under the Building Regulations may also be required. Advice in this respect can be obtained by contacting the Councils Building Control Section.
2. 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 at Derbyshire County Council.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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



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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.

8. 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.