

Mr Marchant
2 Spring Mount
New Mills
Derbyshire
SK22 4BQ



High Peak Borough Council

working for our community

Mr Francis Collumbine
House Extension Design Limited
Aizlewood's Mill
Nursery Street
Sheffield
S3 8GG

Mr Marchant
2 Spring Mount
New Mills
Derbyshire
SK22 4BQ

Application no: HPK/2017/0281

Determined on: 7th February 2018

**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:

2 Spring Mount, New Mills, Derbyshire SK22 4BQ

Description of Development:

Proposed replacement of existing windows and doors

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:

Location Plan

HED/483/17

HED/483/17/a

HED/483/17/b for the reason(s) specified below:-

1. The proposed replacement windows and doors by reason of their design and use of materials would be detrimental to the character and appearance of the building and the New Mills Conservation Area. This would result in less than substantial harm to the conservation area which would not be outweighed by the very limited public benefits of the proposal contrary to the provisions of Policy EQ7 of the High Peak Local Plan 2016 and Section 12 of the National Planning Policy Framework.

Informatives

It is considered that the proposals are unsustainable and do not conform with the provisions of the NPPF. Such matters have been discussed with the applicant with a view to seeking solutions, although such solutions have not been possible as the applicant has declined to amend the application.





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X *B.J. Haywood*

Signed by: Ben Haywood

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.

