



High Peak Borough Council

working for our community

Mr Brendan O'Donovan
The Zenith Building Spring Gardens
Manchester
M2 1AB

Mr Stanyer
c/o AEW Architects

Application no: HPK/2018/0328

Determined on: 11.09.2018

**PLANNING (LISTED BUILDING AND CONSERVATION AREAS ACT 1990)
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015**

GRANT OF LISTED BUILDING CONSENT

This consent does not carry any approval or consent which may be required under any enactment, order or regulation other than Section 8 of the Planning (Listed Building and Conservation Areas) Act 1990.

Location of Development:

Market Arcade High Street West Glossop Derbyshire SK13 8AP

Description of Development:

Listed Building Consent for the removal of lathe and plaster ceiling, installation of a replacement ceiling on a temporary basis to be replaced with a permanent lathe and plaster ceiling planned in the future Phase II works; re-render rear elevation, replacement box gutters, clock repairs and timber fascias and re-roof building, including rafters, laths and slates.

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

1.The works hereby granted listed building consent shall be begun before the expiration of three years from the date of this consent.

Reason:- To comply with the requirements of Section 91(1) of The Town and Country Planning Act 1990 as amended by 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:

S10234-AEW-SI-XX-DR-A-0001-P1-Location Plan,
S10234-AEW-SI-XX-DR-A-0002-P1-Site Plan,
S10234-AEW-XX-XX-DR-A-0003(P4)_Proposed Ceiling Plan,
S10234-AEW-XX-XX-DR-A-0004(P5)_Proposed Roof Plan,





High Peak Borough Council

working for our community

S10234-AEW-XX-XX-DR-A-0005(P5)_Existing and Proposed Elevations,
S10234-AEW-XX-XX-DR-A-6001(P2)_Proposed Roof Detail Sheet 1,
S10234-AEW-XX-XX-DR-A-6002(P2)_Proposed Roof Detail Sheet 2,
S10234-AEW-XX-XX-DR-A-6003(P3)_Proposed Roof Detail Sheet 3 and ,
S10234-AEW-XX-XX-DR-A-6004(P2)_Proposed Roof Detail Sheet 4.

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

3.Prior to commencement of development the developer must submit an intrusive pre-demolition asbestos survey in accordance with HSG264 and a mitigation plan to reduce risks to potential occupiers and the wider public. The mitigation plan shall be subject to written approval by the LPA, and development shall be undertaken in accordance with the approved terms.

Reason:- To ensure that the development can be carried out safely without unacceptable risks in accordance with Policies EQ6 and EQ10 of the High Peak Local Plan 2016 and the National Planning Policy Framework.

4.Prior to the removal of the Lathe and Plaster ceiling a program of works for the reinstatement of the permanent Lathe and plaster ceiling shall be submitted to and agreed in writing by the Local Planning Authority.

Reason:- To preserve the setting and architectural and historical integrity of the listed Section 16 of the National Planning Policy Framework.

5.All Lathe and Plaster ceiling mouldings and decorative features on the existing ceiling that are not contaminated with asbestos shall be carefully dismantled and stored in an agreed dry and secure place for re-use in the works to reinstate the permanent ceiling on the listed building as part of the Phase 2 works proposed. The materials shall not be disposed of or taken off the agreed storage site without the prior written approval of the Local Planning Authority.

Reason:- To preserve the setting and architectural and historical integrity of the listed building in accordance with Policy EQ7 of the High Peak Local Plan 2016 and Section 16 of the National Planning Policy Framework.

6.Prior to the reconstruction of the roof and the re-rendering of the rear wall samples of the materials to be used on all the external surfaces of the works hereby permitted, shall be submitted to and approved in writing by the Local Planning Authority. The work shall be completed in strict accordance with the agreed details.

Reason:- To preserve the setting and architectural and historical integrity of the listed building in accordance with Policies EQ6 and EQ7 of the High Peak Local Plan 2016 and Section 16 of the National Planning Policy Framework.

7.Prior to any works to paint the clock tower details of the paint colour and finish proposed for the Clock tower shall be submitted to and approved in writing by the Local Planning Authority. The work shall be completed in strict accordance with the agreed details.

External walls

Internal walls

Windows

Doors

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





High Peak Borough Council

working for our community

Rainwater goods
Barge boards

Reason:- To preserve the setting and architectural and historical integrity of the listed building in accordance with Policy EQ7 of the High Peak Local Plan 2016 and Section 16 of the National Planning Policy Framework.

8. Prior to the commencement of the internal painting scheme details of the paint colour and finish proposed for the scheme of works shall be submitted to and approved in writing by the Local Planning Authority. The work shall be completed in strict accordance with the agreed details.

External walls
Internal walls
Windows
Doors
Rainwater goods
Barge boards

Reason:- To preserve the setting and architectural and historical integrity of the listed building in accordance with Policy EQ7 of the High Peak Local Plan 2016 and Section 12 of the National Planning Policy Framework.

9. All replacement windows shall replicate the existing windows in all respects, including moulding profiles of glazing bars, cover beads/putty and cills.

Reason:- To preserve the setting and architectural and historical integrity of the listed building in accordance with Policy EQ7 of the High Peak Local Plan 2016 and section 12 of the National Planning Policy Framework.

10. Following the completion of the works hereby approved and prior to the First Floor of the building being brought back into use, the new proposed permanent lathe and plaster ceiling shall be re-instated on a like for like basis to the original ceiling and in accordance with the details approved by condition 4.

Reason:- To preserve the setting and architectural and historical integrity of the listed building in accordance with Policy EQ7 of the High Peak Local Plan 2016 and Section 12 of the National Planning Policy Framework.

Informative

This is considered to be a sustainable form of development and so complies with the provisions of the NPPF.





High Peak Borough Council

working for our community

X *J Colley*

Signed by: Jane Colley

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



High Peak Borough Council

working for our community

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.

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.
9. Developers should also be aware of the provisions of the Gas Safety Regulations 1972 and Gas Safety (Installation and Use) Regulations 1984. It is possible that the existing gas service pipe which lies within the area of the proposed extension of alterations which will contravene the provisions of these Regulations. It is necessary that you contact British Gas, North West House, Gould Street, Manchester, M4 4DJ, who will advise if the existing gas service pipe requires alterations.

