



High Peak Borough Council

working for our community

Application for approval of details reserved by condition.
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	
Suffix	
Property name	18-22 High Street - Former RBS Bank
Address line 1	
Address line 2	
Address line 3	
Town/city	Buxton
Postcode	SK17 6EU

Description of site location must be completed if postcode is not known:

Easting (x)	405725
Northing (y)	373063

Description	Former RBS Bank
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2. Applicant Details

Title	Mr
First name	R
Surname	Burgess
Company name	
Address line 1	Top of the Plane
Address line 2	Ashbourne Lane
Address line 3	
Town/city	Chapel-en-le-Frith

2. Applicant Details

Country	
Postcode	SK23 9UG
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

3. Agent Details

Title	Mr
First name	Adam
Surname	Swain-Fossey
Company name	Swofo Architects LTD
Address line 1	19 Holmfield
Address line 2	
Address line 3	
Town/city	Buxton
Country	United Kingdom
Postcode	SK17 9DF
Primary number	
Secondary number	
Fax number	
Email	

4. Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Proposed mixed use development - retaining commercial/retail space (A1, A2 or B1a) to the ground floor and the conversion of the first and second floor into four separate apartments with a separate entrance	
Reference number	HPK/2019/0415
Date of decision (date must be pre-application submission)	13/11/2019

Please state the condition number(s) to which this application relates

Condition number(s)

3. Prior to the installation of the shop fronts, 1:10 sectional drawings of the shops fronts shall be submitted to and approved in writing by the Local Planning Authority. The detailsshall include signage (including typeface and colour scheme), a section through the cornice, pilaster and plinth, blind and blind box and
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4. Description of the Proposal

window frame and shop door details (including colour and finish). The development shall be carried out in complete accordance with the approved details.

4. Prior to the installation or upgrade of any windows, a schedule of all existing windows to be retained and proposed windows, including cross sections of glazing bars, finish and colour, to a scale not less than 1:10 shall be submitted to and approved in writing by the Local Planning Authority. The work shall be completed in strict accordance with the approved details.

5. Prior to the installation of any non-domestic extraction and ventilation equipment, details shall be provided (including its position, appearance and details of measures to prevent noise emissions) to and approved in writing by the Local Planning Authority. The ventilation/extraction equipment shall be installed prior to the occupation of the commercial unit and shall thereafter be maintained in accordance with the approved details.

6. The development hereby permitted shall not be occupied until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use. Planning Practice Guidance and section H of the Building Regulations 2010 detail surface water disposal hierarchy. The disposal of surface water by means of soakaways should be considered as the primary method. If this is not practical and there is no watercourse available as an alternative, other sustainable methods should also be explored. If these are found unsuitable, satisfactory evidence will need to be submitted, before a discharge to the public sewerage system is considered.

Has the development already started?

☒ Yes ☐ No

If Yes, please state when the development was started (date must be pre-application submission)

06/01/2020

Has the development been completed?

☐ Yes ☒ No

5. Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

☒ Yes ☐ No

If Yes, please indicate which part of the condition your application relates to

Condition 3 - we are not proposing to discharge this condition in full. We have not included the signage for no.22 & no.20. Nor the awning colours for no.20 & 22 will not be included. The rest of the condition will be discharged within this application.

6. Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

See attached letter, with full detail of conditions to be discharged, the materials being used and reference to the relevant information.

7. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

8. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

9. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

9. Declaration

Date (cannot be pre-application)

17/02/2020