



High Peak Borough Council

working for our community

Application for a non-material amendment following a grant of planning permission.

Town and Country Planning 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	The Stables
Address line 1	The Heath
Address line 2	
Address line 3	
Town/city	Glossop
Postcode	SK13 7QF

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

Easting (x)	403413
Northing (y)	395199

Description	
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2. Applicant Details

Title	Mr
First name	H
Surname	Rowland
Company name	
Address line 1	The Stables
Address line 2	The Heath
Address line 3	
Town/city	Glossop

2. Applicant Details

Country	
Postcode	SK13 7QF
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No	
Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	Mr
First name	Mark
Surname	Jones
Company name	M Jones Planning Consultancy
Address line 1	4 Sykes Close
Address line 2	Greenfield
Address line 3	
Town/city	OLDHAM
Country	
Postcode	OL3 7PT
Primary number	
Secondary number	
Fax number	
Email	

4. Eligibility

Do you, or the person on whose behalf you are making this application, have an interest in the part of the land to which this amendment relates?	☒ Yes ☐ No
If you are not the sole owner, has notification under article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 been given?	☐ Yes ☐ No ☒ Not Applicable

5. Description of Your Proposal

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

Erection of three houses - Resubmission of HPK/2018/0595	
Reference number:	HPK/2019/0245
Date of decision	13/08/2019

5. Description of Your Proposal

What was the original application type?

Full planning permission

For the purpose of calculating fees, which of the following best describes the original application type?

☐ Householder development: Development to an existing dwelling-house or development within its curtilage

☒ Other: anything not covered by the above category

6. Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

The changes to the approved scheme can be summarised as follows:

1.Plot 1

•The utility room window was omitted from the elevation plan, but shown on the approved internal layout plan and this has now been corrected.

•The rear elevation was to have a part gable end and this was shown on the approved elevation plans, but not replicated on the rear elevation plan or roof plan and this has now been corrected.

•The window positions on the rear elevation have been adjusted to include a stone course above.

2.Plot 2

•Attached garage has been reduced in size.

3.Plot 3

•A first floor obscure glazed bathroom window has been inserted which was not shown on the approved plans. This allows ventilation to the en-suite bathroom.

•The attached garage to Plot 3 has been built at a lower level than the approved plans. The approved drawings show the finished floor and proposed ground levels of the garage to Plot 3 being raised to reflect the existing ground level close to the protected oak tree. In essence this would have meant adding about 600mm of material within the Root Protection Zone of the protected tree. The developer took the view that adding such a large amount of material on top of the Root Protection Zone was not in the best interest of the oak tree and decided to use the existing site levels for the ground level of the driveway and finished floor level of the garage to Plot 3. This ensured no harm would be caused to the protected tree by compressing its roots. The changes to the levels results in no harm being caused to the protected tree and also reduces its visual impact.

Are you intending to substitute amended plans or drawings?

☒ Yes

☐ No

If yes please complete the following

Old plan/drawing numbers

673-01-P-102
673-01-P-103 Rev B
673-01-P-107
673-01-P-108 A
673-01-P-109
673-01-P-110 Rev A
673-01-P-111
673-01-P-112 A

New plan/drawing numbers

673-01-P-102 Rev B
673-01-P-103 Rev E
673-01-P-107 Rev A
673-01-P-108 B
673-01-P-109 Rev A
673-01-P-110 Rev B
673-01-P-111 Rev A
673-01-P-112 B

Please state why you wish to make this amendment

The changes to Plot 1 correct minor drafting errors.

The changes to plot 2 correct minor drafting errors.

The changes to Plot 3 relate to a drafting error in respect of the bathroom window. The changes to the levels around the garage was changed at the time of construction to reflect existing sites levels in the interest of protecting the TPO oak tree. If the approved levels had been followed it would have resulted in about 600mm of fill within the Root Protection Zone.

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

Planning Portal Reference: PP-09498869

8. Pre-application Advice

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

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title	Mrs
First name	
Surname	
Reference	email 5th Feb 2021

Date (Must be pre-application submission)

05/02/2021

Details of the pre-application advice received

I've now had the opportunity to review all of the photographs taken by the enforcement officer and compared them to the approved plans and would agree with the identified changes below. Looking at the changes I do think this can be dealt with as a non-material amendment to the approved plans, so as you say, if you can submit an NMA application asap we can deal with the changes which have taken place. It would be helpful if you could set out the changes in a covering letter, as I think we will need to consult with the surrounding residents.

I note your comments about 2 of the plots having already been sold, therefore the new vehicular access from Hawthorn Drive will to be installed and made available prior to the first occupation of the dwellings.

9. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

☐ Yes ☒ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

10. 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. ☒

Date (cannot be pre-application)	09/02/2021
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