



High Peak Borough Council

working for our community

Householder Application for Planning Permission for works or extension to a dwelling.
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	15
Suffix	
Property name	
Address line 1	Silverlands
Address line 2	
Address line 3	
Town/city	Buxton
Postcode	SK17 6QH

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

Easting (x)	406196
Northing (y)	373352

Description	
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2. Applicant Details

Title	Mr
First name	Eric
Surname	Tilley
Company name	
Address line 1	15, Silverlands
Address line 2	
Address line 3	
Town/city	Buxton
Country	

2. Applicant Details

Postcode

SK17 6QH

Are you an agent acting on behalf of the applicant?

☐ Yes ☒ No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

No Agent details were submitted for this application

4. Description of Proposed Works

Please describe the proposed works:

Replacement of existing rotting, leaking and drafty wooden sash windows with Genesis VS double glazed units from Bison.
This is to the front, side and rear of the property.

Note that the windows are the same as those previously approved and fitted at 19 Silverlands. In support of this application, I include confirmation of the appeals decision from HPBC and also photographs of the windows at 19 Silverlands.

Has the work already been started without consent?

☐ Yes ☒ No

5. Materials

Does the proposed development require any materials to be used externally?

☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material):

Windows	
Description of existing materials and finishes (optional):	White sash windows, vertical sliders. Single glazed, in wooden frames.
Description of proposed materials and finishes:	White sash windows, vertical sliders. Double glazed sealed units, in upvc frames.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Please see link to Bison windows website, outlining specification and features;
<https://bisonframes.co.uk/windows/seamless-vertical-sliders/>

Please see attached brochure from Bison windows; GENESIS VS BROCHURE PeakGlaze.pdf

6. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development?

☐ Yes ☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

☐ Yes ☒ No

7. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

7. Pedestrian and Vehicle Access, Roads and Rights of Way

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

☐ Yes ☒ No

8. Parking

Will the proposed works affect existing car parking arrangements?

☐ Yes ☒ No

9. 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

10. 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	
First name	
Surname	
Reference	GEN/2020/0111 - 15 Silverlands, Buxton

Date (Must be pre-application submission)

Details of the pre-application advice received

From: Ollerenshaw, Mark <Mark.Ollerenshaw@highpeak.gov.uk>
To: 'tilleyeric@aol.com' <tilleyeric@aol.com>
Sent: Fri, 22 Jan 2021 14:57
Subject: FW: GEN/2020/0111 - 15 Silverlands, Buxton

Dear Mr Tilley,

Further to your recent enquiry regarding the replacement windows at your property, please see below the Conservation Officer's comments. As you can see, there is unlikely to be an objection to the proposed replacements.

I trust this is information is of use but should you wish to discuss further please don't hesitate to contact me.

Kind regards,

Mark Ollerenshaw
Planning Officer
High Peak Borough Council / Staffordshire Moorlands District Council
Mobile: 07976 753934

From: Bayliss, Gillian <Gillian.Bayliss@staffsmoorlands.gov.uk>
Sent: 13 January 2021 17:09
To: Ollerenshaw, Mark <Mark.Ollerenshaw@highpeak.gov.uk>
Subject: RE: GEN/2020/0111 - 15 Silverlands, Buxton

Hi Mark,

Its probably worth them making an application in light of the appeal decision. These are not too controversial as thankfully the bays and sides of the windows are stone so only the upvc vertical sashes themselves will be visible. We encounter more problems when the entire bay is timber. They will need to provide full details of existing and proposed including sections to show that they are the same

Thanks

Gill Bayliss MA (Arch Con), MA (Env Planning) IHBC RTPI
Senior Conservation Officer
Staffordshire Moorlands District Council & High Peak Borough Council
Email: gillian.bayliss@staffsmoorlands.gov.uk

10. Pre-application Advice

Mobile: 07976 753886

Please note that my working days are Monday-Thursday

11. 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?

12. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

- ☒ The applicant
☐ The agent

Title

First name

Surname

Declaration date (DD/MM/YYYY)

☒ Declaration made

13. 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)