



High Peak Borough Council

working for our community

Mrs Emma Hall
Plans & Design
18 Eccles Road
Chapel en le Frith
High Peak
SK23 9RG

Mr & Mrs Wood
156 Buxton Road
Whaley Bridge
Derbyshire
SK23 7JF

Application no: HPK/2021/0079

Determined on: 16th April 2021

Town and Country Planning Act 1990 Section 192
(As amended by Section 10 of Planning and Compensation Act 1991)
Town and Country Planning (Development Management Procedure) (England) Order 2015

**APPROVAL TO ISSUE CERTIFICATE OF LAWFULNESS OF
PROPOSED USE OR DEVELOPMENT**

High Peak Borough Council hereby approves to certify that on 19/02/2021; the *proposed development* specified in the First Schedule taking place on the land specified in the Second Schedule and edged red on the plan attached to this certificate, was lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

1. The proposed extension has been found to comply with the relevant parameters under Schedule 2, Part 1, Class A Paragraph A.1 and relevant conditions under Paragraph A.2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended, and therefore does not require planning permission

FIRST SCHEDULE

Certificate of Lawfulness for a Proposed 2 Storey Rear Extension

SECOND SCHEDULE

156 Buxton Road Whaley Bridge Derbyshire SK23 7JF

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council

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SITE PLAN 1:500





NOTES

1. An applicant may appeal against by giving notice to the Secretary of State:-
 - (a) the refusal to issue a certificate under Section 192 of the Act; or
 - (b) the failure to give notice of the Council's decision within 8 weeks of the registration of the application, or any other period agreed with the Local Planning Authority;

Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk>

1. As part of the appeal process the Applicant must submit to the Planning Inspectorate a copy of the following documents:
 - a copy of your original application
 - a copy of the local planning authority's decision notice - if they didn't make a decision, send a copy of the letter acknowledging your application
 - a map of the site
 - copies of all plans, drawings and documents you sent to the local planning authority
 - copies of any letters or emails from the local planning authority
 - any other documents that directly support your appeal

If you think your land or building is now lawful because the time limit for enforcement has passed, you also need to submit evidence like:

- dated photographs of the site
- letters from neighbours
- receipts or invoices for work
- plans and drawings