



High Peak Borough Council
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Mr Day
9 Kinderlee Way
Glossop
SK13 5DB

Application no: HPK/2021/0078

Determined on: 18th February 2022

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015

FULL PERMISSION FOR DEVELOPMENT

This permission does not carry any approval or consent which may be required under any enactment, bylaw, order or regulation (e.g. in relation to Building Regulations or the Diversion of Footpaths etc) other than Section 57 of the Town and Country Planning Act, 1990 (as amended).

Location of Development:

127 High Street West Glossop Derbyshire SK13 8HJ

Description of Development:

Change of use from shop / apartment to 1 bed apartment and 2 bedroom house - retrospective.

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

1. The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan and A3/PM3D 0787 Pages 01-05 received on the 24th November 2021

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

2. The natural stonework to be used externally on the proposed development shall match that of the existing building in terms of type, colour, size and bedding of stone, coursing, type of pointing and mortar mix.

Reason:- In the interests of visual amenity and the character and appearance of the conservation area in accordance with Policies EQ6 and EQ7 of the High Peak Local Plan 2016 and the National Planning Policy Framework.

3. Prior to the blocking up of the doorway on St Mary's Road as shown on the approved plans, details of the materials and the positioning of the new stonework in the existing opening shall be submitted to and approved in writing by the Local Planning Authority.





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Thereafter the works shall be carried out strictly in accordance with the approved details.
Reason:- In the interests of the character and appearance of the conservation area and in accordance with Policies EQ6 and EQ7 of the High Peak Local Plan 2016 and the National Planning Policy Framework.

4. Notwithstanding the details shown on the approved plans and prior to the installation of any new windows, details including cross sections of glazing bars, positioning with the opening, materials 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.

Reason:- To preserve the character and appearance of the conservation area in accordance with Policies EQ6 and EQ7 of the High Peak Local Plan 2016 and the National Planning Policy Framework.

5. The development hereby approved shall be carried out strictly in accordance with the flood resilience measures outlined in section 9.2 and 9.4 of the Flood Risk Assessment by Ark Ltd, 20th April 2015.

Reason:- In the interests of flood prevention, in accordance with Policy EQ11 of the High Peak Local Plan 2016 and the National Planning Policy Framework.

6. The ground floor flat (with shower room and gallery study above) hereby permitted shall be occupied solely by one person and shall not be used by any other persons as their sole or main residence.

Reason: In the interests of the amenity of occupants on account of the constrained living space in accordance with Policy H3 and the Nationally Described Space Standards.

Informative

1. The applicant attention is drawn to the comments of the Lead Local Flood Authority dated 7th June 2021 and the recommendation that the applicant should provide a flood evacuation plan for future occupiers.

2. During the course of the consideration of the application the Council sought amendments to the proposals to ensure that the amenity of future residents complied with the Nationally Described Space Standards. It is therefore considered that the proposals meet the provision of paragraph 38 of the NPPF.

X 

Signed by: Ben Haywood

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 you want to appeal against your local planning authority's decision then you must



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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.

