



High Peak Borough Council

working for our community

Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	92
Suffix	
Property Name	
Address Line 1	High Street
Address Line 2	
Address Line 3	Derbyshire
Town/city	New Mills
Postcode	SK22 4BR

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

Easting (x)	Northing (y)
400170	385858

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Description of the Proposal

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

Use of Existing Single Dwelling as Holiday Accommodation incorporating minor elevational changes.
Proposal includes space which originally used as shop space, but not been used as such for over 10 years and has been used as part of dwelling since shop closure.

Reference number

HPK/2021/0083

Date of decision (date must be pre-application submission)

08/10/2021

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

Condition number(s)

2, 3 & 5

Has the development already started?

- ☐ Yes
☒ No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

Environmental Considerations:

This is a large dwelling, which may be occupied by approximately 14 people at one time, with large demands on energy.

Practicality:

The building has been approved as a holiday let. I have made some changes to the layout, in order to make the space workable, with limited impact on the shell.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

- Adding Solar PV panels to roof
- Removal of East side, dis-used chimney stack

This section of roof see's the sun for the most part of the day, producing the most electricity. Removal would accommodate panels in a more uniform pattern, therefore effecting aesthetics less rather than situated around the stack.

- Instead of formation of two windows and a door to the back of the building, I would like to change it to two bi-folding or patio style doors, no door. Wooden framed. One in the space of the existing barn door, the other in the space, which is currently breeze blocked.
- An additional window matching the rest on the East Elevation, situated in an existing alcove to accommodate a new bedroom as per new layout proposal attached.
- Decking out of the back along the West side of the carpark. Addition of a jacuzzi and Air Source heat pump along West carpark wall for privacy, siting to be agreed with planning.

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

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

22/06/2022

Details of the pre-application advice received

General chat about the previous accepted plans and my own.

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☒ Yes
☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
☒ No

Certificate Of Ownership - Certificate A

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

Mr

First Name

James

Surname

Rimmer

Declaration Date

23/08/2022

☒ Declaration made

Declaration

I / We hereby apply for Removal/Variation of a condition as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

James Rimmer

Date

23/08/2022