



High Peak Borough Council

working for our community

Application for Listed Building Consent for alterations, extension or demolition of a listed building

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

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x) Northing (y)

Description

Applicant Details

Name/Company

Title

Mrs

First name

Surname

Bennett

Company Name

Address

Address line 1

89 Green Lane

Address line 2

Address line 3

Town/City

Buxton

Country

Engand

Postcode

SK17 9DJ

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Contact Details

Primary number

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

Minor alterations and extension to existing dwelling

Has the development or work already been started without consent?

- ☐ Yes
☒ No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- ☐ Don't know
☐ Grade I
☐ Grade II*
☒ Grade II

Is it an ecclesiastical building?

- ☐ Don't know
☐ Yes
☒ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- ☒ Yes
☐ No

If Yes, which of the following does the proposal involve?

a) Total demolition of the listed building

- ☐ Yes
☒ No

b) Demolition of a building within the curtilage of the listed building

- ☐ Yes
☒ No

c) Demolition of a part of the listed building

- ☒ Yes
☐ No

If the answer to c) is Yes

What is the total volume of the listed building?

184.00

Cubic metres

What is the volume of the part to be demolished?

8.00

Cubic metres

What was the date (approximately) of the erection of the part to be removed?

Month

June

Year

1925

(Date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish

Demolition of small, lean-to structure which is in poor structural condition, understood to have been added to the property to house a toilet.

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

The lean-to is in poor condition and would be difficult to retain without demolition and re-building. It's current small size makes it impractical for alternative use and it is proposed to replace it with a larger extension in a similar lean-to style.

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

☒ Yes

☐ No

If Yes, please describe and include the planning application reference number(s), if known

Planning application for minor alterations and extension to be submitted simultaneously

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

☐ Yes

☒ No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

☒ Yes

☐ No

If Yes, do the proposed works include

a) works to the interior of the building?

- ☒ Yes
☐ No

b) works to the exterior of the building?

- ☒ Yes
☐ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

- ☐ Yes
☒ No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

- ☐ Yes
☒ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Drawings 3038-2001,2002, 2003, 2004, 3001, 3002; Location Plan; Heritage D and A statement; Heritage Statement; Archaeological Evaluation Assessment; Protected Species Survey; Structural Survey; Written Scheme of Investigation.

Materials

Does the proposed development require any materials to be used?

- ☒ Yes
☐ No

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

Type:

Roof covering

Existing materials and finishes:

Stone slates

Proposed materials and finishes:

Stone slates

Type:

External walls

Existing materials and finishes:

Natural limestone

Proposed materials and finishes:

Natural limestone with limewash finish

Type:

Windows

Existing materials and finishes:

painted timber

Proposed materials and finishes:

painted timber

Type:

External doors

Existing materials and finishes:

Painted timber

Proposed materials and finishes:

Painted timber

Type:

Ceilings

Existing materials and finishes:

none

Proposed materials and finishes:

Lime plaster

Type:

Internal walls

Existing materials and finishes:

none

Proposed materials and finishes:

New timber stud walls finished with plasterboard and skim

Type:

Floors

Existing materials and finishes:

none

Proposed materials and finishes:

Ground floor: existing stone flag reused First floor: timber construction with timber floorboards.

Type:

Rainwater goods

Existing materials and finishes:

none

Proposed materials and finishes:

Black painted cast iron half round with round downpipes

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Natural limestone

Proposed materials and finishes:

Natural limestone

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

☐ Yes

☒ No

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☐ Yes

☒ No

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

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.

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?

- ☐ Yes
- ☒ No

Ownership Certificates

Certificates under Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

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

If No, can you give appropriate notice to all the other owners?

- ☒ Yes
- ☐ No

Certificate Of Ownership - Certificate B

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates.

Name of Owner:

***** REDACTED *****

House name:**Number:**

91

Suffix:**Address line 1:**

Green Lane

Address Line 2:**Town/City:**

Buxton

Postcode:

SK17 9DJ

Date notice served (DD/MM/YYYY):

23/09/2022

Person Family Name:**Name of Owner:**

***** REDACTED *****

House name:**Number:**

93

Suffix:**Address line 1:**

Green Lane

Address Line 2:**Town/City:**

Buxton

Postcode:

SK17 9DJ

Date notice served (DD/MM/YYYY):

23/09/2022

Person Family Name:**Name of Owner:**

***** REDACTED *****

House name:**Number:**

95

Suffix:**Address line 1:**

Green Lane

Address Line 2:**Town/City:**

Buxton

Postcode:

SK17 9DJ

Date notice served (DD/MM/YYYY):

23/09/2022

Person Family Name:

Name of Owner:

***** REDACTED *****

House name:

Number:

97

Suffix:

Address line 1:

Green Lane

Address Line 2:

Town/City:

Buxton

Postcode:

SK17 9DJ

Date notice served (DD/MM/YYYY):

23/09/2022

Person Family Name:

Name of Owner:

***** REDACTED *****

House name:

Number:

99

Suffix:

Address line 1:

Green Lane

Address Line 2:

Town/City:

Buxton

Postcode:

SK17 9DJ

Date notice served (DD/MM/YYYY):

23/09/2022

Person Family Name:

Person Role

☐ The Applicant

☒ The Agent

Title

First Name

Surname

Declaration Date

23/09/2022

☒ Declaration made

Declaration

I / We hereby apply for Listed building consent 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

Michael Ashworth

Date

23/09/2022

Amendments Summary

Red line boundary on location plan amended to adjoin highway (submitted separately). This access is owned jointly by 85, 87, 89, 91, 93, 95, 97, 99 Green lane. Notice No 1 served on nos 91-99. (the occupant of 89 is the applicant, 87, 85 currently unoccupied).