



High Peak Borough Council

working for our community

Householder Application for Planning Permission for works or extension to a dwelling; Listed Building Consent for alterations, extension or demolition of a listed building

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

Suffix

Property Name

1 Simmondley Hall

Address Line 1

Simmondley Village

Address Line 2

Simmondley

Address Line 3

Derbyshire

Town/city

Glossop

Postcode

SK13 6LS

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

Easting (x)

402193

Northing (y)

393340

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Replacement of single glazed window panes mortared into stone mullions with Standard Insulead Units by Touchstone Glazing Solutions. The work will involve 12 windows making a total of 34 fixed panes and 10 opening panes.

Has the 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

Immunity from Listing

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

- ☐ Yes
- ☒ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed 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).

To the Plans & Drawing section of the application the following documents have been added:

3170.001 1 Simmondley Hall Existing Elevations
3170.001 1 Simmondley Hall Proposed Elevations
3170.003 1 Simmondley Hall Elevation Window Detail
3170.004 1 Simmondley Hall Existing Window Detail
3170.005 1 Simmondley Hall Proposed Window Detail

Standard 28mm DGU Insulead Drawing

Standard 28mm Steelyte II Drawing

To the Additional Documents Section/Photos & Photomontages, the following photographs have been added:

Dining room and bedroom 1 front view
Living room and master bedroom front view
Living room and master bedroom side view

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:

Windows

Existing materials and finishes:

33 Single glass panes fixed into stone mullions with mortar 9 Wooden framed opening windows fixed into a stone mullion. Exterior of wooden frame painted black.

Proposed materials and finishes:

33 Insulead units comprised of a 28mm unit made up of 4mm Pilkington K A glass toughened on the inside pane with 4mm Pilkington Optiwhite toughened on the outside using Swiss U warm edge spacer a 20mm cavity Argon filled. 9 Steelyte® openers that are made out of 304 grade stainless steel, fully weather stripped, thermally broken and powder coated to any RAL colour. No modification to the stonework is required so it is ideal for heritage buildings.

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

To the Plans & Drawing section of the application the following documents have been added:

3170.001 1 Simmondley Hall Existing Elevations

3170.001 1 Simmondley Hall Proposed Elevations

3170.003 1 Simmondley Hall Elevation Window Detail

3170.004 1 Simmondley Hall Existing Window Detail

3170.005 1 Simmondley Hall Proposed Window Detail

Standard 28mm DGU Insulead Drawing

Standard 28mm Steelyte II Drawing

3170.006 1 Simmondley Hall Site Plan

To the Design and Access section of the application the following document has been added:

Heritage Statement 1 Simmondley Hall

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

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

☐ Yes

☒ No

Parking

Will the proposed works affect existing car parking arrangements?

☐ Yes

☒ No

Trees and Hedges

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

- ☐ Yes
☒ No

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

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

QMCNCHSL

Date (must be pre-application submission)

20/09/2022

Details of the pre-application advice received

Advice received regarding the options available for repair/replacement of the windows in order to best maintain the character of the building. A summary of the advice given is as follows :

"The property in question has high historic significance (See Simmondley Conservation Area Character Appraisal) and survival quality, and for this reason generic UPVC double glazing will be refused. These types of units are not historically accurate in aesthetic nor craft, and where there are the other building pathology issues in situ as mentioned above, continuing to completely seal the building will result in further issues.

However – I am aware of this company you have mentioned and am aware of their portfolio and products. Their 'Insulead' fixed units product may be an appropriate and feasible resolve."

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 and Agricultural Land Declaration

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

Can you give appropriate notice to **all** the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- ☒ 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* and/or agricultural tenant** of any part of the land or building to which this application relates; or
- ☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years to run.

** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990.

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Simmondley Hall

Number:

1

Suffix:

Address line 1:

Simmondley Village

Address Line 2:

Town/City:

Glossop

Postcode:

SK136LS

Date notice served (DD/MM/YYYY):

06/10/2022

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Simmondley Hall

Number:

1

Suffix:

Address line 1:

Simmondley Village

Address Line 2:

Town/City:

Glossop

Postcode:

SK136LS

Date notice served (DD/MM/YYYY):

06/10/2022

Person Role

☒ The Applicant

☐ The Agent

Title

Ms

First Name

AnnMarie

Surname

Keenan

Declaration Date

06/10/2022

☒ Declaration made

Declaration

I / We hereby apply for Householder planning & 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

AnnMarie Keenan

Date

01/12/2022

Amendments Summary

Updated version of Location Plan added - Location Plan v2