



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	Little Padfield Farm
Address Line 1	Little Padfield
Address Line 2	
Address Line 3	Derbyshire
Town/city	Glossop
Postcode	SK13 1ER

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

Easting (x)	Northing (y)
403293	396130

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

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr.

First name

Richard

Surname

Grundy

Company Name

R. A. Grundy Architectural Services Limited

Address

Address line 1

30 Park Road

Address line 2

Address line 3

Hadfield

Town/City

Glossop

County

Country

United Kingdom

Postcode

SK13 2AH

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Proposed replacement of 1no. window to rear elevation, removal of existing and formation of new fireplace to Lounge, demolition of existing boundary wall to south of site at rear and replacement with new boundary wall and gate.

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

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?

2719.50	Cubic metres
---------	--------------

What is the volume of the part to be demolished?

1.00	Cubic metres
------	--------------

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

Month

June

Year

1960

(Date must be pre-application submission)

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

The mid-20th century fireplace to the Lounge (date provided is an estimate, fireplace is a mid-20th century addition) is to be removed and fireplace opening enlarged to provide a larger, simpler fireplace replicating the fireplace to the Snug approved by the LPA in 2018.

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

To return the fireplace back to a similar configuration as that to the Snug, with a simpler form more reflective of the dwelling's age.

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).

2245 01 House Existing Plans 50 A1
2245 02 House Existing Elevs 20_50 A1
2245 03A House Proposed Plans Detail 10_50 A1
2245 04A House Proposed Elevs 20_50 A1
2245 11 Boundary Wall Existing Plans Elevs 50 A1
2245 12A Boundary Wall Proposed Plans Elevs 50 A1
2245 500 House Existing Site Plan A3
2245 500 House Proposed Site Plan A3
2245 1250 House Site Loc Plan A3
2245 D A Heritage Impact Statement Window Fireplace and Boundary Wall

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:

White paint finished timber framed bow window

Proposed materials and finishes:

New timber framed window finished in Farrow and Ball Old White (FB4)

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Random stonework to boundary wall

Proposed materials and finishes:

Random coursed stonework wall to match walls to house

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

2245 01 House Existing Plans 50 A1
2245 02 House Existing Elevs 20_50 A1
2245 03A House Proposed Plans Detail 10_50 A1
2245 04A House Proposed Elevs 20_50 A1
2245 11 Boundary Wall Existing Plans Elevs 50 A1
2245 12A Boundary Wall Proposed Plans Elevs 50 A1
2245 500 House Existing Site Plan A3
2245 500 House Proposed Site Plan A3
2245 1250 House Site Loc Plan A3
2245 D A Heritage Impact Statement Window Fireplace and Boundary Wall

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

If Yes, please show on the plans, indicating the scale, which trees by giving them numbers (e.g. T1, T2 etc) and state the reference number of any plans or drawings

Conifer hedge to be removed marked on plans:
2245 11 Boundary Wall Existing Plans Elevs 50 A1
2245 12A Boundary Wall Proposed Plans Elevs 50 A1

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 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

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

- ☒ 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.

Person Role

☐ The Applicant

☒ The Agent

Title

Mr.

First Name

Richard

Surname

Grundy

Declaration Date

23/12/2022

☒ 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

Richard Grundy

Date

23/12/2022