



High Peak Borough Council

working for our community

Mrs Cat Kassim
Planmart Ltd
George Street
Glossop
Derbyshire
SK13 8AY

Mr Ayub
12 High Street East
Glossop
Derbyshire
SK13 8DA

Application no: HPK/2022/0501

Determined on: 18/01/2023

**PLANNING (LISTED BUILDING AND CONSERVATION AREAS ACT 1990)
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015**

REFUSAL OF LISTED BUILDING CONSENT

Location of Development:

12 High Street East Glossop Derbyshire SK13 8DA

Description of Development:

Listed Building Consent - Retrospective for the erection of a sign and painting of the property

High Peak Borough Council in pursuance of powers under the above mentioned Act hereby
HEREBY REFUSE LISTED BUILDING CONSENT for the works described above in
accordance with plans ref: 3159.001; 3159.002; 3159.003, for the reason(s) set out below:

1. The proposed development, by virtue of its siting on a Grade II Listed Building in a highly sensitive and prominent location at the heart of Glossop Town Centre within the Norfolk Square Conservation Area, and as a result of its unsympathetic design and appearance which includes the introduction of a large timber fascia, uncharacteristic materials and choice of coloured paint, fails to sustain and enhance the historic interest of the Listed Building and the Norfolk Square Conservation Area. Although the development amounts to less than substantial harm to the heritage assets, there are no known public benefits which would outweigh this harm. As such the development fails to comply with Local Plan Policies S1, EQ6 and EQ7, the High Peak Design Guide SPD (2018), Shopfront Design Guidance, Signs Design Guidance, relevant paragraphs under Chapter 12 of the NPPF, and restrictive paragraphs relating to heritage conservation contained under Chapter 16 of the NPPF, underpinned by Section 66 and Section 72 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.



Informative

1. The Local Planning Authority has where possible worked in a positive and proactive manner with the applicant to overcome and address outstanding planning issues, as required by the National Planning Policy Framework. However in this case, the application refers to unauthorized development that is not acceptable as a matter of principle for the reasons outlined in the report, and as such no solutions exist that can make the proposals acceptable.

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council



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NOTES

1. 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.
2. 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 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.
3. 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.

