



High Peak Borough Council
working for our community

Mr Matthew Hurst
High Peak Architects Limited
Wharf Road
Whaley Bridge
High Peak
SK23 7AD

Mr Handley
14 Kingfisher Way
Glossop
SK13 6QA

Application no: NMA/2022/0021

Determined on: 30th January 2023

Town and Country Planning Act 1990 (as amended)

NON MATERIAL AMENDMENT FOR DEVELOPMENT

Location of Development:

Anison House North Road Glossop Derbyshire SK13 7AX

Description of Proposal:

Non Material amendment in relation to HPK/2022/0274

In pursuance of its powers under the above Act, the Council hereby **Refuses** the proposed non material amendment for the above development in accordance with the application valid by the Local Planning Authority on 01/11/2022 and plans accompanying the application numbered , for the following reasons:

1. The proposed amendments to the approved materials would result in a material change to the character and appearance of the development, introducing a new material which is not part of the approved scheme, present on the existing dwelling, or found in the local vernacular. The proposed amendment cannot therefore be agreed as a Non-Material Amendments and will require planning permission.

Informative

The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. Despite discussions, a solution has not been provided which overcomes the material change. There is no right of appeal against this decision and





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if you wish to pursue these amendments you will need to submit a new planning application to amend the original scheme.

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council

