

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
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Application Reference No. : HPK/2023/0124
Site Address: 41 Union Road New Mills Derbyshire SK22 3EL High Peak
Comments by: Victoria Bailey

From:

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Kinder View
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Submission: Objection

Comments: 1) Application form, Materials section - the form states that no materials are required externally, however a new door has been fitted, metal stairs for access to the first floor have been added, a plastic and wooden canopy has been added at the top of the external stairs over the flat roof.

2) Application form, Residential/dwelling Units Section - indicates the flat will be Social, affordable or intermediate rent but there is no further information on what this is or why it would meet the criteria.

3) Proposed Plans - these show the internal stairs providing access from the ground floor to the first floor but a new door and stairs have been added externally, should the plans not include the external changes that have been made? How will tenants access the flat, using the internal or external stairs? Will staff working in the barbers on the ground floor have access to the flat on the first floor via the stairs from the salon to the first floor, or will the door be boarded up or permanently locked to ensure the flat is secure and only able to be accessed by the tenant?

4) Heritage Statement, Impact of Proposals section - This states that impact will be negligible but they only reference the shop front and not the rear of the building which backs on to Kinder View. They have fitted a door, staircase and plastic canopy which are unsightly to be frank and I'm concerned that they are also unsafe.

5) Heritage Statement, Conclusion - it is clearly not true that the external appearance of the property will remain unchanged, as already mentioned they have fitted a door, stairs and canopy at the rear of the building so there are impacts.

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