



High Peak Borough Council

working for our community

Mr Simon Jones
SJ Design Ltd
Church Street
Hayfield
High Peak
SK22 2JE

Nicol
58 Church Street
Glossop
Derbyshire
SK13 7RN

Application no: HPK/2023/0191

Determined on: 07/07/2023

**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:

58 Church Street Glossop Derbyshire SK13 7RN

Description of Development:

Listed Building Consent for the removal of 2 outbuildings

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: 300 for the reasons specified below:

1. Insufficient information has been submitted to complete a full assessment into how the proposed development would impact the designated heritage asset and conservation area. Furthermore, it has not been demonstrated that the proposed works would have any public benefit which would outweigh any harm caused to the Grade II Listed Building (No. 56 Church Street). The development is therefore contrary to Policy EQ 7 of the High Peak Local Plan 2016 and the National Planning Policy Framework.

Informatives

1. The Local Planning Authority has worked in accordance with paragraph 38 of the National Planning Policy Framework. Unfortunately due to insufficient information to enable the Local Planning Authority to assess the impact on the heritage asset and whether any public benefits would arise, the Council has determined this application on the basis of the submission.



X *J. Colley*

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.

