



High Peak Borough Council

working for our community

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

Katherine Nicol
58 Church Street
Glossop
Derbyshire
SK13 7RN

Application no: HPK/2023/0205

Determined on: 17/07/2023

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015

REFUSAL OF PLANNING PERMISSION

Location of Development:

58 Church Street Glossop Derbyshire SK13 7RN

Description of Development:

New gate and hardstanding

High Peak Borough Council in pursuance of powers under the above mentioned Act hereby **REFUSE** to permit the development described above in accordance with plans ref: 400 for the reason(s) specified below:-

1. Insufficient information has been submitted to complete a full assessment into how the proposed development would impact the designated heritage asset. 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 to the Local Planning Authority to assess the impact on the heritage asset and whether any public benefits would arise, the Council has determine this application on the basis of the submission.





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X *J. Colley*

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council

NOTES

1. If you are aggrieved by the decision of your local planning authority to refuse

P O Box 136 Buxton SK17 1AQ
Phone 0845 129 77 77 or 01298 28400 Fax 01298 27639 Minicom 0845 129 48 76
E-mail customer-services@highpeak.gov.uk Website www.highpeak.gov.uk
Mobile Text No. 078 0000 2262





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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.

1. 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.
2. If this is a decision to refuse planning permission for a minor commercial 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.
3. If this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
4. If you want to appeal against your local planning authority's decision for any other type of development, including listed building consents then you must do so within 6 months of the date of this notice. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk>
5. The Secretary of State can allow a longer period for giving notice of an appeal, but 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 the Secretary of State 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.
6. 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.

