



High Peak Borough Council

working for our community

Householder Application for Planning Permission for works or extension to a dwelling; Listed Building Consent for alterations, extension or demolition of a listed building

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	
Suffix	
Property Name	The Old School
Address Line 1	Highgate Road
Address Line 2	
Address Line 3	Derbyshire
Town/city	Hayfield
Postcode	SK22 2JL

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
403802	386740

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

James

Surname

Darwent

Company Name

Darwent Architecture Ltd

Address

Address line 1

The Island

Address line 2

Castleton

Address line 3

Town/City

Hope Valley

County

Country

United Kingdom

Postcode

S33 8WN

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Remodelling of existing listed property

Has the work already been started without consent?

- ☐ Yes
☒ No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- ☐ Don't know
☐ Grade I
☐ Grade II*
☒ Grade II

Is it an ecclesiastical building?

- ☐ Don't know
☐ Yes
☒ No

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- ☐ Yes
☒ No

Demolition of Listed Building

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- ☒ Yes
☐ No

If Yes, which of the following does the proposal involve?

a) Total demolition of the listed building

- ☐ Yes
☒ No

b) Demolition of a building within the curtilage of the listed building

- ☐ Yes
☒ No

c) Demolition of a part of the listed building

- ☒ Yes
☐ No

If the answer to c) is Yes

What is the total volume of the listed building?

1421.35	Cubic metres
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What is the volume of the part to be demolished?

77.55	Cubic metres
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What was the date (approximately) of the erection of the part to be removed?

Month

January

Year

2000

(Date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish

First Floor Timber frame conservatory with low pitched roof and stone plinth, frames painted white. Ground floor stone built utility.

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

It is necessary to demolish the rear conservatory and ground floor utility to re-establish the original Georgian architectural characteristics of the building. This includes re-instating the simple gabled massing, the characteristic symmetry of windows and doors, and the traditional materials thought to be in keeping with the style of the original of the property.
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Listed Building Alterations

Do the proposed works include alterations to a listed building?

- ☒ Yes
☐ No

If Yes, do the proposed works include

a) works to the interior of the building?

- ☒ Yes
☐ No

b) works to the exterior of the building?

- ☒ Yes
☐ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

- ☒ Yes
☐ No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

- ☒ Yes
☐ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Please refer to the following drawings:

431_PL001-Location Plan
431_PL002-Site Block Plan
431_PL003-Existing Ground Floor Plan
431_PL004-Existing First Floor Plan
431_PL005-Existing Roof and Landscape Plan
431_PL006-Existing Elevations (Sheet 1 of 2)
431_PL007-Existing Elevations (Sheet 2 of 2)
431_PL008-Proposed Ground Floor Plan
431_PL009-Proposed First Floor Plan
431_PL010-Proposed Roof and Landscape Plan
431_PL011-Proposed Elevations (Sheet 1 of 2)
431_PL012-Proposed Elevations (Sheet 2 of 2)
431_PL013-Existing & Proposed General Arrangement Cross Section
431_PL014-Proposed Ground Floor Demolitions and Alterations Plan
431_PL015-Proposed First Floor Demolitions and Alterations Plan
431_PL016-Proposed Roof Demolitions and Alterations Plan
431_PL017-Proposed Demolitions and Alterations Elevations (Sheet 1 of 2)
431_PL018-Proposed Demolitions and Alterations Elevations (Sheet 2 of 2)
431_PL019-Proposed Detail Sections
431_PL020-Proposed Typical First Floor Window Details
431_PL021-Proposed Typical Ground Floor Window Details
431_PL022-Proposed Typical Front Door Details
431_PL023-Proposed Side Glazed Double Door Details
431_PL024-Proposed Rear Glazed Door Details
431_PL025-Proposed Stair Details

431_Design & Access Statement_Booth Pearson Hayfield
431_Heritage Statement_Booth Pearson Hayfield

Materials

Does the proposed development require any materials to be used?

- ☒ Yes
☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:

External walls

Existing materials and finishes:

Random coursed gritstone walls with cement mortar strap pointing

Proposed materials and finishes:

Random coursed gritstone walls with lime mortar and bag brushed finish pointing

Type:

Roof covering

Existing materials and finishes:

Stone slate Polycarbonate conservatory roof Stone built chimneys

Proposed materials and finishes:

Stone slate Stone built chimneys

Type:

Windows

Existing materials and finishes:

Timber Frame Glazed rear conservatory Georgian style timber frame sash windows Timber frame sash rear windows with full stone surrounds

Proposed materials and finishes:

Georgian style timber frame sash windows Timber frame sash rear windows with full stone surrounds

Type:

Floors

Existing materials and finishes:

Carpet over modern chipboard Carpet on concrete floor

Proposed materials and finishes:

Engineered oak over plywood Engineered oak on concrete floor

Type:

Internal walls

Existing materials and finishes:

Timber stud partitions with plasterboard, skimmed and painted Brick partitions Stone walls

Proposed materials and finishes:

Timber stud partitions with insulation, plasterboard, skimmed and painted Blockwork partitions Brick partitions Stone walls

Type:

Internal doors

Existing materials and finishes:

Partially glazed timber doors solid timber doors

Proposed materials and finishes:

Fully glazed timber doors solid timber doors

Type:

Rainwater goods

Existing materials and finishes:

upvc rainwater goods painted grey

Proposed materials and finishes:

Cast iron rainwater goods painted black

Type:

Lighting

Existing materials and finishes:

Contemporary External LED wall light to rear terrace

Proposed materials and finishes:

Traditional style external wall lights to rear terrace

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

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431_PL015-Proposed First Floor Demolitions and Alterations Plan
431_PL016-Proposed Roof Demolitions and Alterations Plan
431_PL017-Proposed Demolitions and Alterations Elevations (Sheet 1 of 2)
431_PL018-Proposed Demolitions and Alterations Elevations (Sheet 2 of 2)
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431_Design & Access Statement_Booth Pearson Hayfield

431_Heritage Statement_Booth Pearson Hayfield

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes

☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes

☒ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- ☐ Yes
☒ No

Parking

Will the proposed works affect existing car parking arrangements?

- ☐ Yes
☒ No

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

- ☐ Yes
☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- ☐ Yes
☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

- ☒ Yes
- ☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
- ☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☐ The Applicant
- ☒ The Agent

Title

Mr

First Name

James

Surname

Darwent

Declaration Date

15/09/2023

☒ Declaration made

Declaration

I/We hereby apply for Householder planning & listed building consent as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

James Darwent

Date

21/09/2023