



High Peak Borough Council
working for our community

Mr Robert Cartwright
C.A.P.S
Sunnyside
Hollinwood
Whixall
Whitchurch
Shropshire
SY13 2NL

Mrs Julie Moss
8 Oak Close
Chapel-En-Le-Frith
Derbyshire
SK23 0NF

Application no: HPK/2023/0302

Determined on: 25/09/2023

**Town and Country Planning Act 1990 Section 192 (As amended by Section 10
of Planning and Compensation Act 1991) Town and Country Planning
(Development Management Procedure) (England) Order 2015**

**REFUSAL TO ISSUE CERTIFICATE OF LAWFULNESS OF
PROPOSED USE OR DEVELOPMENT**

High Peak Borough Council hereby refuses to certify that on 02/08/2023; the development specified in the First Schedule taking place on the land specified in the Second Schedule and edged red on the plan attached to this certificate, is lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

1. The proposed development would fail to meet the limitations and parameters set out in Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended. Specifically, the proposed development, the proposed extension and conversion of garage, which would be attached would cumulatively result in an enlarged part of the dwellinghouse, would not meet the limitations set out in A.1(f) and (j).
2. The proposed alteration and improvement of an existing outbuilding to form habitable accommodation, would be above and beyond what could be considered to be incidental to the use of the dwellinghouse. Therefore, the alterations to the outbuilding would be beyond the scope of permitted development under Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.





High Peak Borough Council

working for our community

FIRST SCHEDULE

Application for lawful development certificate proposed kitchen extension and garage conversion to a bedroom

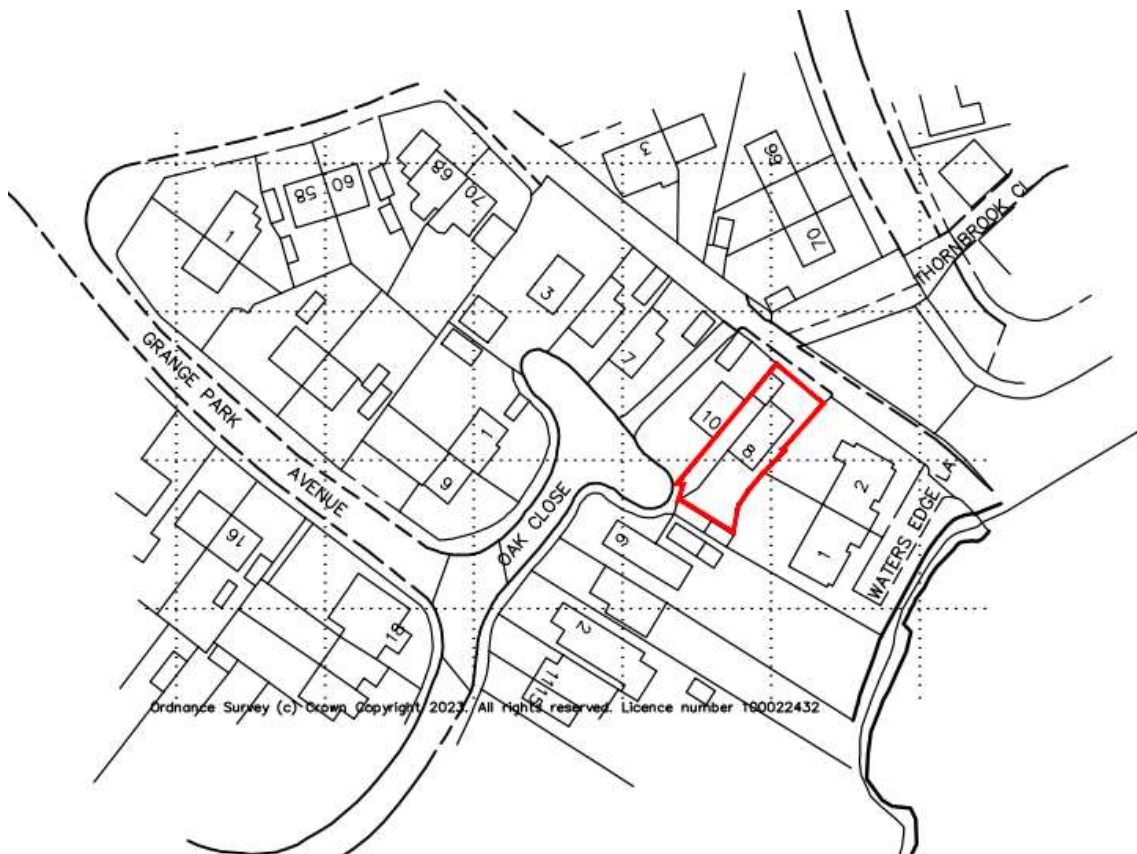
SECOND SCHEDULE

8, Oak Close, Chapel-En-Le-Frith, Derbyshire, SK23 0NF

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council





NOTES

1. An applicant may appeal against by giving notice to the Secretary of State:-

(a) the refusal to issue a certificate under Section 192 of the Act; or

(b) the failure to give notice of the Council's decision within 8 weeks of the registration of the application, or any other period agreed with the Local Planning Authority;

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>

2. As part of the appeal process the Applicant must submit to the Planning Inspectorate a copy of the following documents:

- a copy of your original application
- a copy of the local planning authority's decision notice - if they didn't make a decision, send a copy of the letter acknowledging your application
- a map of the site
- copies of all plans, drawings and documents you sent to the local planning authority
- copies of any letters or emails from the local planning authority
- any other documents that directly support your appeal

If you think your land or building is now lawful because the time limit for enforcement has passed, you also need to submit evidence like:

- dated photographs of the site
- letters from neighbours
- receipts or invoices for work
- plans and drawings