



**High Peak Borough Council**

*working for our community*

Mr P O'Hagan  
Moorside Cottage  
Charles Lane,  
Old Glossop,  
Derbyshire,  
SK13 7SF

Application no: HPK/2023/0431

Determined on: 15<sup>th</sup> December 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**

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

High Peak Borough Council hereby approves to certify that on 15/12/2023; *proposed use* 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, was lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

*With consideration of the evidence presented by the applicant and the facts that are specific to this individual case, in the authority's judgement the proposed use of the dwellinghouse (Class C3) to house in multiple occupation (Use Class C4) is permitted development under Class L, Part 3, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).*

**FIRST SCHEDULE**

Certificate of proposed lawful development for use of the property for up to 4 residents living together as a HMO

**SECOND SCHEDULE**

51 Peakdale Lodge, High Street East, Glossop, Derbyshire, SK13 8PN

X *B.J. Haywood*

Signed by: Ben Haywood

**On behalf of High Peak Borough Council**

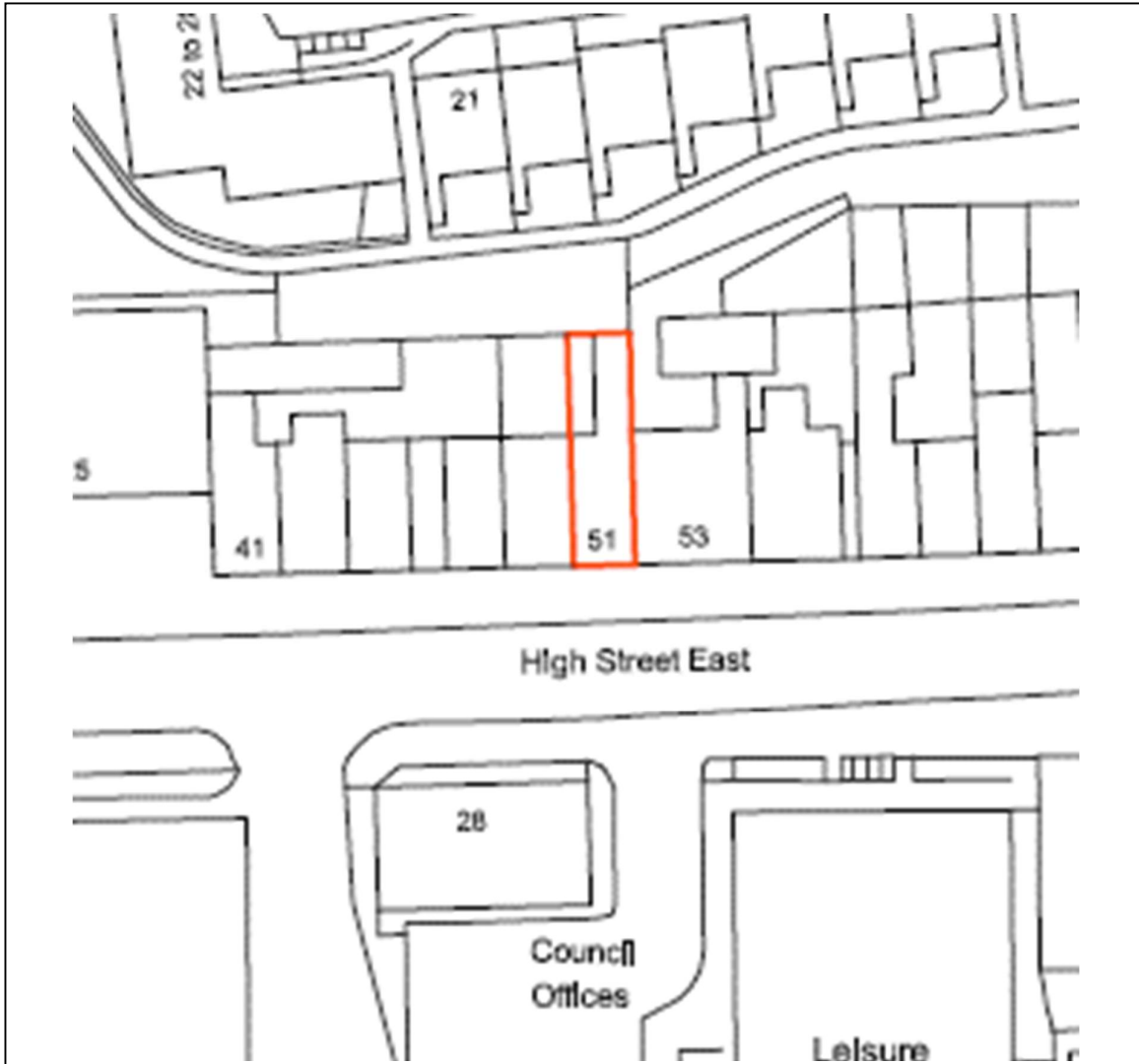
P O Box 136 Buxton SK17 1AQ  
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Mobile Text No. 078 0000 2262





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## **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>

1. 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