



High Peak Borough Council

working for our community

Mr Alan Sorah
Planman3D
27 Spring Rise
Glossop
Derbyshire
SK13 6US

Mr France
The Owd House Far Woodseats Farm
Chisworth
Derbyshire
SK13 5RS

Application no: HPK/2023/0351

Determined on: 15th December 2023

**Town and Country Planning Act 1990 Section 191
(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
EXISTING USE OR DEVELOPMENT**

High Peak Borough Council hereby approves to certify that on 17/08/2023; the *matters* 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 191 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

On the balance of probabilities the building has been used as a separate dwelling and the operational development has been completed for a period in excess of 4 years.

FIRST SCHEDULE

The splitting of the main property into a single domestic dwelling to the SE of the building.
Construction of a porch to the front of the property.
Installation of an underground septic tank.
Installation of an underground LPG tank.

SECOND SCHEDULE

Far Woodseats Farm The Owd House Far Woodseats Lane Chisworth Derbyshire SK13
5RS

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council

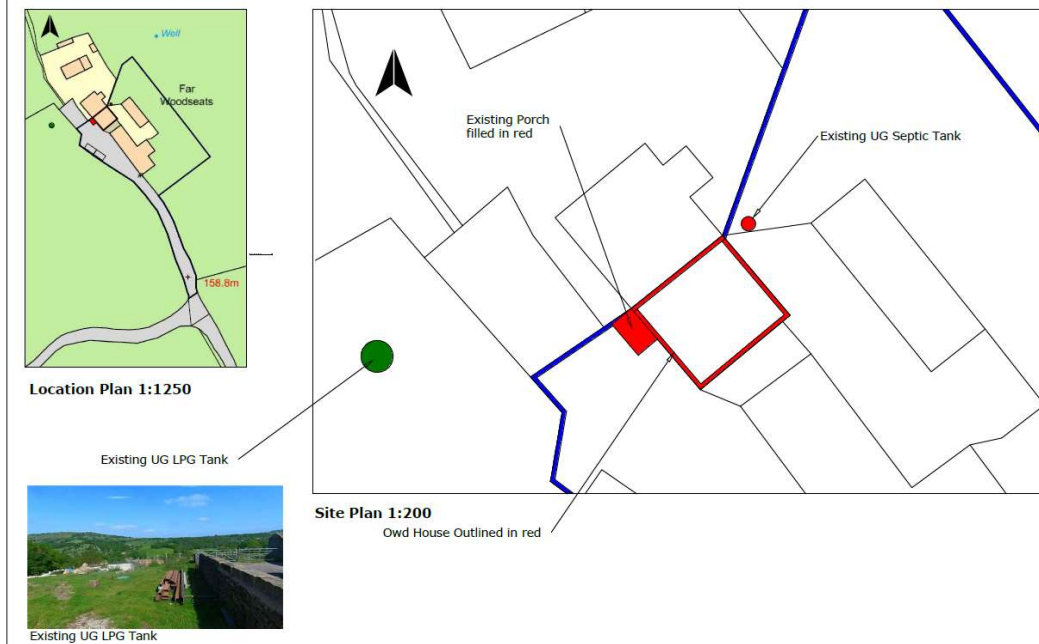
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Planman3D Telephone 01457 866952 Mobile 0784 105 5491	CLD application 0654 Certificate of lawful Development Owd House, Far Woodseats Farm, Far Woodseats Lane, Chisworth, SK13 5RS	Location and Site Plans Client: Mr R France Reference: A3/PM3D 0654 Date Issued: July 3, 2023	Page No: 02	Rev
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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 191 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