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Mr Andrew Smith
AJS Architecture
32 Carr Road
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Derbyshire
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Mr Baigent
The Artisan Quarters
Buxton
Derbyshire

Application no: HPK/2023/0065

Determined on: 29th December 2023

**PLANNING (LISTED BUILDING AND CONSERVATION AREAS ACT 1990)
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015**

GRANT OF LISTED BUILDING CONSENT

This consent does not carry any approval or consent which may be required under any enactment, order or regulation other than Section 8 of the Planning (Listed Building and Conservation Areas) Act 1990.

Location of Development:

The Artisan Quarter Spring Gardens Buxton Derbyshire SK17 6BZ

Description of Development:

Listed Building Consent - Resubmission of approval HPK/2017/0232 for proposed conversion of former White Lion Public House (known as Artisan Quarter) and associated outbuildings to 13 form apartments

In pursuance of their power under the above mentioned Act High Peak Borough Council Planning Authority, **HEREBY GRANTS LISTED BUILDING CONSENT** for the works described above subject to the following condition(s):

1.The works hereby granted listed building consent shall be begun before the expiration of three years from the date of this consent.

Reason:- To comply with the requirements of Section 91(1) of The Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2.The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan A; Block Plan D; 01G - Proposed Lower Ground Floor Plan; 02F - Proposed First Floor Plan; 03D - Proposed Second Floor Plan; 04B - Proposed Third Floor Plan; 05A - Proposed Floor Structure; 06A - Proposed Roof Structure; 07A - Proposed Front and Side Elevation ;08C - Proposed Sectional Rear Elevations;09B - Proposed Front and Rear Elevation to Barn; 10A - Proposed Front Elevation showing side and side and through section to





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Barn; 11B - Proposed Sectional Elevation to side of Rear Offshot

Reason:- For the avoidance of doubt and in the interests of proper planning, in accordance with the National Planning Policy Framework.

3.No external works to the walls or roof shall commence until samples of the materials to be used in the construction of external walls and roofs of the building and hard surfaces have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in complete accordance with the approved materials before the development is first brought into use.

Reason: - To preserve the setting and architectural and historical integrity of the listed building and to preserve the character and appearance of the conservation area in accordance with Policies EQ6 and EQ7 of the High Peak Local Plan 2016 and the National Planning Policy Framework

4.No works to install the rooflights shall commence until details of the size, make and model of the rooflights have been submitted to and agreed in writing by the Local Planning Authority. The work shall be completed in strict accordance with the agreed details before the development is first brought into use.

Reason: - To preserve the setting and architectural and historical integrity of the listed building and to preserve the character and appearance of the conservation area in accordance with Policies EQ6 and EQ7 of the High Peak Local Plan 2016 and the National Planning Policy Framework.

5.No development shall commence until a schedule of works to repair the historic fabric of the building including works to walls, roofs and historic staircase have been submitted to and approved in writing by the Local Planning Authority. The work shall be completed in strict accordance with the agreed details before the development is first brought into use.

Reason: - To preserve the setting and architectural and historical integrity of the listed building and to preserve the character and appearance of the conservation area in accordance with Policies EQ6 and EQ7 of the High Peak Local Plan 2016 and the National Planning Policy Framework.

6.Prior to the commencement of development, a schedule of historic features, together with proposals for their retention shall be submitted to and approved in writing by the local Planning Authority. The work shall be completed in strict accordance with the agreed details before the development is first brought into use.

Reason:- To preserve the setting and architectural and historical integrity of the listed building and to preserve the character and appearance of the conservation area in accordance with Policies EQ6 and EQ7 of the High Peak Local Plan 2016 and the National Planning Policy Framework.

7.No development shall be occupied until a plan indicating the positions, design, materials and type of boundary treatment (including retaining walls) to be erected has been submitted to and



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approved in writing by the Local Planning Authority. The work shall be completed in strict accordance with the agreed details before the development is first brought into use.

Reason:- To preserve the setting and architectural and historical integrity of the listed building and to preserve the character and appearance of the conservation area in accordance with Policies EQ6 and EQ7 of the High Peak Local Plan 2016 and the National Planning Policy Framework.

8.No development shall commence until a schedule of repairs for the existing windows and doors and details of any replacements including details of secondary glazing has been submitted to and approved in writing by the Local Planning Authority. The work shall be completed in strict accordance with the agreed details before the development is first brought into use.

Reason:- To preserve the setting and architectural and historical integrity of the listed building and to preserve the character and appearance of the conservation area in accordance with Policies EQ6 and EQ7 of the High Peak Local Plan 2016 and the National Planning Policy Framework.

9.No development shall commence until a plan indicating the details of all joinery details for all new windows (including the bay window surround) and external doors, including the glazed screens to the stables and details of their position within the reveal to a scale not less than 1:10 has been submitted to and approved in writing by the Local Planning Authority. The work shall be completed in strict accordance with the agreed details before the development is first brought into use.

Reason:- To preserve the setting and architectural and historical integrity of the listed building and to preserve the character and appearance of the conservation area in accordance with Policies EQ6 and EQ7 of the High Peak Local Plan 2016 and the National Planning Policy Framework.

10.Prior to installation details of all extractor vents, heater flues and meter boxes shall have been submitted to and agreed in writing by the Local Planning Authority. The works shall be completed in strict accordance with the agreed details before the development is first brought into use.

Reason:- To preserve the setting and architectural and historical integrity of the listed building and to preserve the character and appearance of the conservation area in accordance with Policies EQ6 and EQ7 of the High Peak Local Plan 2016 and the National Planning Policy Framework.

11.No development shall commence until details of the proposed bin store have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details before the development is first brought into use.

Reason:- To preserve the setting and architectural and historical integrity of the listed building and to preserve the character and appearance of the conservation area in accordance with Policies EQ6 and EQ7 of the High Peak Local Plan 2016 and the National Planning Policy Framework.





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12.No external lighting shall be installed on site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage have been submitted to and approved in writing by the Local Planning Authority. No external lighting shall be installed except in strict accordance with the approved details.

Reason:- To preserve the setting and architectural and historical integrity of the listed building and to preserve the character and appearance of the conservation area in accordance with Policies EQ6 and EQ7 of the High Peak Local Plan 2016 and the National Planning Policy Framework.

Informative

The proposed development is judged to be of suitable design and meets the tests of sustainability in planning. There are not judged to be any adverse implications for neighbours or wider public amenity and street scene. As the application was considered acceptable there was no need for any negotiation or amendment as would otherwise be advocated within the National Planning Policy Framework paragraph 38.

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council



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NOTES

1. Approval under the Building Regulations may also be required. Advice in this respect can be obtained by contacting DBCP Limited, Web: dbcp.co.uk; Email: info@dbcp.co.uk ; Tel:0333 880 2000.
2. Where a vehicle is often driven across a grass verge or kerbed footway to and from premises adjoining a highway, the occupier of the premises may, be required to pay the cost of construction of a crossing, and/or may be required to comply with conditions, imposed by the Authority. You should contact the Highway Authority at Derbyshire County Council.
3. This consent is granted subject to conditions and it is the owner(s) and the person(s) responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond. **A fee is payable to us for the discharge of condition. Please refer to our web site : www.highpeak.gov.uk for details.** If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a "condition precedent". The following should be noted with regards to conditions precedent:
 - (a) If a condition precedent is not complied with, the whole of the development will be unauthorised and you may be liable to enforcement action.
 - (b) Where a condition precedent is breached and the development is unauthorised, the only way to rectify the development is the submission of a new application.
4. Other conditions on this permission must also be complied with. Failure to comply with any condition may render the owner(s) and the person(s) responsible for the implementation of the development liable to enforcement action.
5. The permission is granted in strict accordance with the approved plans. It should be noted however that:
 - (a) Any variation from the approved plans following commencement of the development irrespective of the degree of variation will constitute unauthorised development and may be liable to enforcement action.
 - (b) Variation to the approved plans will require the submission of a new planning application.
6. If you are aggrieved by the decision of your local planning authority to refuse 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.





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7. 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. All other types of development have a 6 month deadline for submission of appeals. Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at <https://www.gov.uk/appeal-planning-inspectorate#other-ways-to-apply>.. The Secretary of State can allow a longer period for giving notice of an appeal, but he 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 him 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. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.
8. 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.
9. Developers should also be aware of the provisions of the Gas Safety Regulations 1972 and Gas Safety (Installation and Use) Regulations 1984. It is possible that the existing gas service pipe which lies within the area of the proposed extension of alterations which will contravene the provisions of these Regulations. It is necessary that you contact British Gas, North West House, Gould Street, Manchester, M4 4DJ, who will advise if the existing gas service pipe requires alterations.

