



High Peak Borough Council

working for our community

Application for Removal or Variation of a Condition following Grant of Planning Permission or
Listed Building Consent

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

8

Suffix

Property Name

Address Line 1

Compton Road

Address Line 2

Address Line 3

Derbyshire

Town/city

Buxton

Postcode

SK17 9DN

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

Easting (x)

405768

Northing (y)

372794

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

Chris

Surname

Pickup

Company Name

CPA-Designs

Address

Address line 1

9 Compton Road

Address line 2

Address line 3

Town/City

Buxton

County

Country

United Kingdom

Postcode

SK17 9DN

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Erection of new detached garage and replacement of windows and door to front elevation of the main dwelling house.

Reference number

Reference: PP-11372472
Application No.: HPK/2022/0307

Date of decision (date must be pre-application submission)

28/11/2022

Please state the condition number(s) to which this application relates

Condition number(s)

2

Has the development already started?

- ☒ Yes
☐ No

If Yes, please state when the development was started (date must be pre-application submission)

01/06/2023

Has the development been completed?

- ☐ Yes
☒ No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

Request for an amendment to the submitted and approved plans. Changes relate to the massing of the proposed detached garage. For ease of reference, the original approved massing is shown on the amended plans for comparison. Changes as follows:

1. Finished floor level of garage raised by approximately 300mm due to higher than expected existing bedrock level. Bedrock has been scraped, cleaned and the slab laid directly on to the bedrock to minimise additional height.
2. Pitch of garage roof amended from 35 degrees to 45 degrees, leading to increased ridge height. Change in pitch proposed to match that of the original main dwelling front elevation gable.
3. Introduction of circular feature window detail above garage door.
4. reduction in overall length of garage by 1.5m, from 7.96m to 6.46m.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

Condition 2 - Approved Plans: Request that the following drawing revisions be included in the list of approved plans:-

PR-BP-001 - Proposed Site Block Plan REV A

PR-EL-001 - Proposed Garage Elevations REV A

PR-EL-002 - Proposed Street Scene Elevation REV A

PR-PL-001 - Proposed Site Plan REV B

PR-PL-002 - Proposed Roof Plan REV A

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

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

n/a

Date (must be pre-application submission)

17/11/2023

Details of the pre-application advice received

Telephone conversation with Mr Andrew Thomas, concluding with a recommendation that an application to vary condition 2 of the approved planning application be made to reflect the applicant's proposed design amendments.

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

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

Chris

Surname

Pickup

Declaration Date

21/11/2023

☒ Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition 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

Chris Pickup

Date

2023/11/21