



High Peak Borough Council

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Mrs Chris Pipe
Planning House
24 Briardene Way
Peterlee
County Durham
SR8 3NR

Mr & Mrs Stevenson
Windy Walls Farm Ashbourne Lane
Chapel-en-le-Frith
SK23 9UF

Application no: HPK/2022/0510

Determined on: 07/03/2023

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 07/11/2022; the *Use and operational development specified* in the First Schedule taking place on the land specified in the Second Schedule and edged black 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):

1. The development / use as described has been in existence for the time periods as described in the First Schedule having regard to the documentary evidence submitted by the applicant, and aerial satellite imagery held by the Local Planning Authority dating from 2011.

FIRST SCHEDULE

The land boundary as defined within the Second Schedule by a black line containing:

1. A single storey structure referred to as a 'Summerhouse' (yellow area) amounts to operational development which has been present on the land for a period of more than 4 years.
2. Raised timber decked area containing a hot tub (green area) amounts to operational development which has been present on the land for a period of more than 4 years.
3. A conservatory/potting shed on the north-western elevation of the stone outbuilding (red area), amounts to lawful operational development which has been present on the land for a period of more than 4 years.





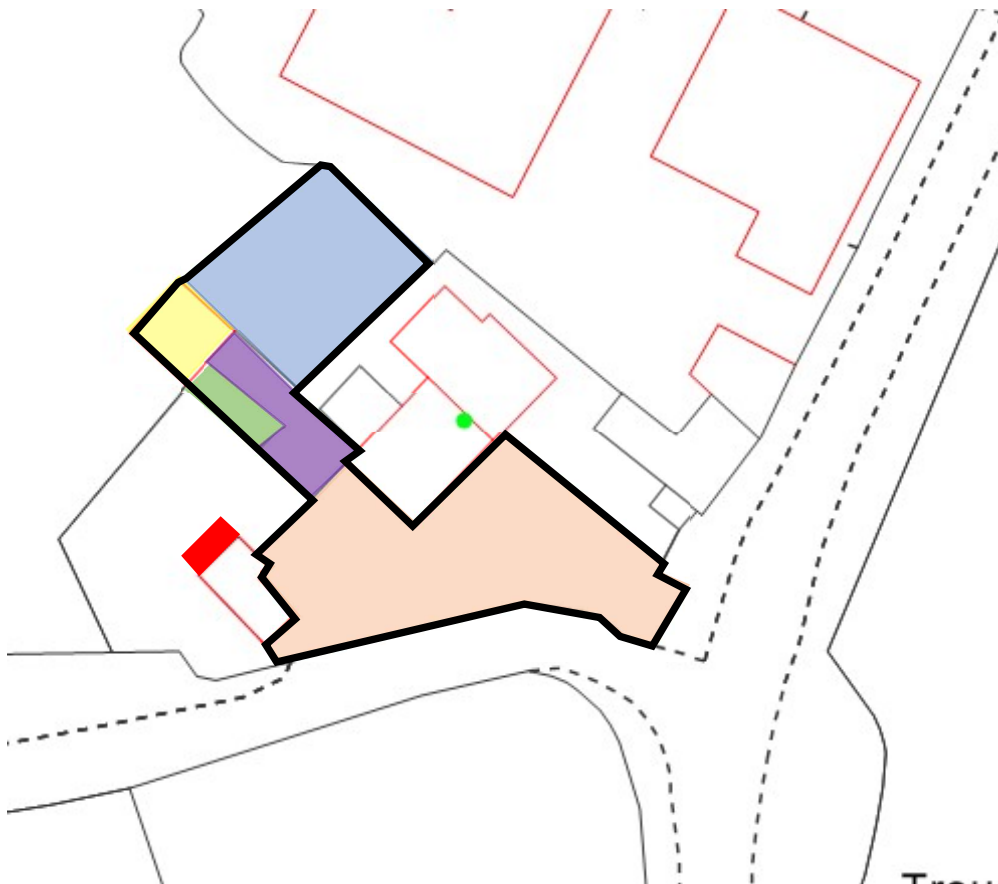
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4. The area of grass land to the front and side (peach area), area of grass land to the rear (blue area), and patio and gravel area to the rear (purple area) of the main dwellinghouse known as Windy Walls Farm, is in use for purposes incidental to the enjoyment of the main dwellinghouse on site, which is based on the evidence that the use has been undertaken on the land for more than 10 years.

SECOND SCHEDULE

Windy Walls Farm Ashbourne Lane Chapel-En-Le-Frith Derbyshire SK23 9UF





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X *J. Colley*

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council



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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>

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