High Peak Borough Council

working for our community

Ms Sarah Foster
3/2 Lauderdale Street
Edinburgh
United Kingdom
EH9 1DF

Mr Westbrook
10 Belfry Mansions St Andrews Road
Old Langho
BB6 8BS

Application no: HPK/2023/0455

Determined on: 26th January 2024

Town and Country Planning Act 1990 Section 191
(As amended by Section10 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 24/10/2023; the development 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):

1. The Local Planning Authority, having regards to evidence submitted with this application and an on-site inspection, is satisfied that the works carried out on site amount to a material commencement under Section 56 of the Town and Country Planning Act 1990. Furthermore, in light of internal legal advice, the Local Planning Authority also judge that as the material start was made before the expiry date of the permission, and despite the fact that these works were carried out prior to the final pre-commencement condition being discharged, the material commencement is lawful and thus the permission is protected.

FIRST SCHEDULE

That a lawful, material start has been made on the site in accordance with condition 1 of HPK/2016/0108

SECOND SCHEDULE

Land at Dollywood Close Brierley Park Buxworth Derbyshire SK23 7NL

P O Box 136 Buxton SK17 1AQ
Phone 0845 129 77 77 or 01298 28400 Fax 01298 27639 Minicom 0845 129 48 76
E-mail customer-services@highpeak.gov.uk Website www.highpeak.gov.uk
Mobile Text No. 078 0000 2262

recycled

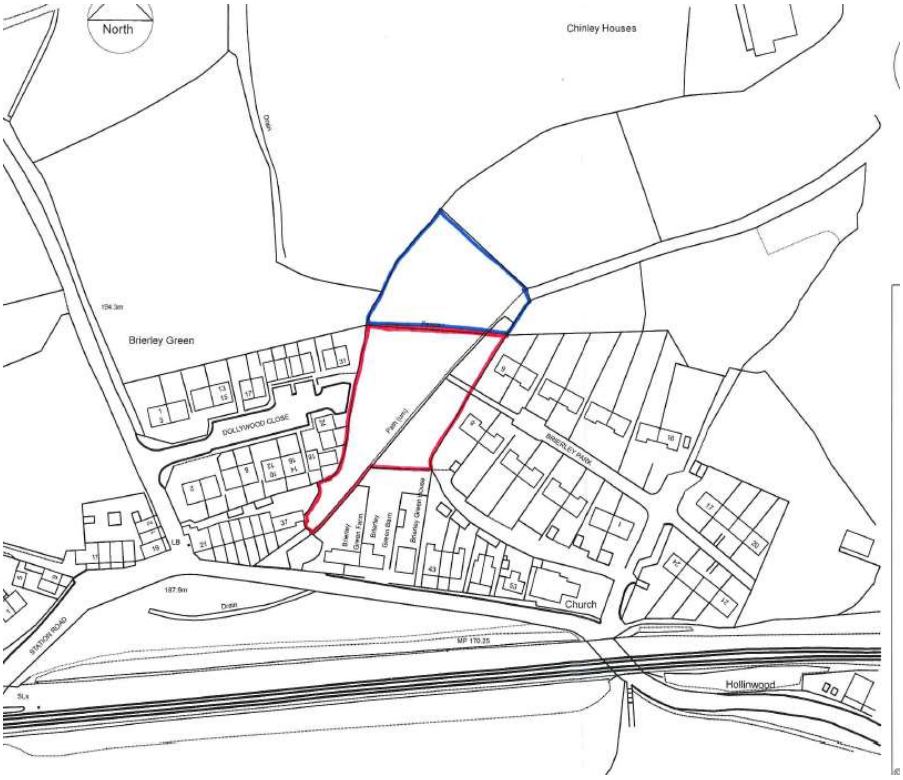
High Peak Borough Council

working for our community

X B.J. Haywood

Signed by: Ben Haywood

On behalf of High Peak Borough Council



P O Box 136 Buxton SK17 1AQ
Phone 0845 129 77 77 or 01298 28400 Fax 01298 27639 Minicom 0845 129 48 76
E-mail customer-services@highpeak.gov.uk Website www.highpeak.gov.uk
Mobile Text No. 078 0000 2262

recycled

High Peak Borough Council

working for our community

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

P O Box 136 Buxton SK17 1AQ
Phone 0845 129 77 77 or 01298 28400 Fax 01298 27639 Minicom 0845 129 48 76
E-mail customer-services@highpeak.gov.uk Website www.highpeak.gov.uk
Mobile Text No. 078 0000 2262

recycled