



High Peak Borough Council

working for our community

26/01/2024

My ref: DOC/2023/0062

Mr David Oulsnam
Oulsnam Design
Milford Stables Design Studio
Milford Works
Milford
Bakewell
DE45 1DX

Dear Sir,

DOC/2023/0062 - Discharge of conditions 3, 4, 5, 9, 10, 12, 13, 14, 15, 16, 17, 18 and 19 relating to HPK/2022/0082 at 5 6 The Quadrant, Buxton

I can confirm that:

Condition 3: Materials

Drawing no. B – 12 Rev A provides details on the materials to be used. This has been found satisfactory. Condition 3 is discharged in accordance with these details.

Condition 4: Scheme of Sound Insulation

Scheme of sound insulation submitted under email dated 25th January 2024 sent at 4:28pm is deemed acceptable. Condition is satisfied subject to compliance with these details.

It has been acknowledged that the scheme does not achieve the 60dB reduction criteria within the condition. However, it is considered that it is likely to achieve an adequate level of reduction to protect residential amenity. Therefore, this deviation is hereby approved.

Condition 5: Ground Levels and Excavations

Details submitted under the Axess2 Home & Commercial Lifts document referenced 'C5704 5-6 The Quadrant Drawing Approval' are deemed acceptable. Condition is satisfied subject to compliance with these details.

Condition 9: Energy Efficiency Measures

Condition 9 is a compliance condition. The applicant has noted this and the condition shall be complied with.

Condition 10: Scheme of Soundproofing

Scheme of soundproofing submitted under email dated 25th January 2024 sent at 4:28pm is deemed acceptable. Condition is satisfied subject to compliance with these details.

Condition 12: Joinery

Drawing No. D – 1 - 4 Rev A 'Proposed Window Details' Dated 10/06/2022 provided details of the joinery for the replacement windows to be installed. These details are considered acceptable. Therefore, Condition 12 is discharged in accordance with these details.

Condition 13: Roof Lights

Drawing No. D – 1 - 4 Rev A 'Proposed Window Details' Dated 10/06/2022 provided details of the roof light as required by Condition 13. These details prove to be satisfactory and Condition 13 is discharged in accordance with these details.

Condition 14: Rear Dormer Window

Drawing No. D-101 Rev B dated August 2021 details the construction of the approved rear dormer window. The construction details have been found as satisfactory. Condition 14 is therefore discharged in accordance with this plan.

Condition 15: Construction Method Statement

'Construction Method Statement for the installation of the rear glazed extension at 5-6 The Quadrant, Buxton dated July 2022 is proved to be satisfactory in regards to condition 15. Condition 15 is therefore discharged in accordance with these details.

Condition 16: Rainwater Goods

Drawing No. 105 Rev A Dated 10/06/2022 provides satisfactory details of rainwater goods and fascia details. Condition 16 is therefore discharged in accordance with these details.

Condition 17: Extractor Vents and Heater Flues

Drawing No. D-106 Rev A Dated 10/06/2022 demonstrated the locations of the proposed extract vents, the meter boxes. These have been found acceptable. It has been confirmed that the heating will be electric with no requirement for heating flues, as such these are absent from plans. Condition 17 is discharged in accordance with these details.

Condition 18: Eaves, Verges and Trusses

Drawing no. 105 Rev B provides details of the proposed eaves, verges and trusses. Condition 18 is discharged in accordance with this plan.

Condition 19: Ramp Materials

Drawing No. D-107 Rev A 'Ramp and Balustrade Details' Dated 10/06/2022 provided details regarding the approved ramp. As such condition 19 is discharged in accordance with this drawing.

I trust that the above is of assistance. However, if you have any queries please contact Hannah Varley.

Yours faithfully

X *B.S. Haywood*

Signed by: Ben Haywood
Head of Development Services