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Mr Robert Harrington
R.S Harrington Architecture Ltd
3 Werneth Road
Stockport
SK6 1HW

Mr P Harrison
C/O Edward Mayes Trust
Mayes Gardens
Harrison Street
Manchester
M4 7FN

Application no: HPK/2023/0268

Determined on: 8th March 2024

**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:

2 and 3, St James Square, New Mills, Derbyshire, SK22 4BB

Description of Development:

Refurbishment of No.2 Ingham Almshouse and external repairs to the stone and lead work to the gable of No.2 and No.3

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 development hereby permitted shall be carried out in accordance with the following approved plans and other documents listed on this decision letter:

Number 2, Existing floor plan Dwg No: 1906B.01
Kitchen plan – Existing Dwg No: 1906B.02
Kitchen elevations 1 & 2 – Existing Dwg No: 1906B.03
Shower room plan – Existing Dwg No: 1906B.04
Shower room extension 3, 4 & 5 – Existing Dwg No: 1906B.05
Lounge elevations 6 & 7 – Existing Dwg No: 1906B.06
Lounge elevations 8 & 9 – Existing Dwg No: 1906B.07
Bedroom elevations 10 & 11 – Existing Dwg No: 1906B.08
Bedroom elevations 12 & 13 – Existing Dwg No: 1906B.09





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Elevations as existing Dwg No: 1906B.10
Key floor plan – Proposed Dwg No: 1906B.11A
Kitchen plan – Proposed Dwg No: 1906B.12A
Kitchen elevations 14 & 15 – Proposed Dwg No: 1906B.13A
Shower room plan – Proposed Dwg No: 1906B.14
Shower room elevations 16,17,18 – Proposed Dwg No: 1906B.15
Lounge elevations 19 & 20 – Proposed Dwg No: 1906B.16A
Lounge elevations 21 & 22 – Proposed Dwg No: 1906B.17A
Bedroom elevations 23 & 24 – Proposed Dwg No: 1906B.18A
Bedroom elevations 25 & 26 – Proposed Dwg No: 1906B.19A
Existing and Proposed rear door Dwg No: 1906B.20
Elevations as proposed Dwg No: 1906B.21
Site Plan Dwg No: 1906B.22
Location Plan Dwg No: 1906B.23A

Schedule of Proposed new finishing and facing materials (dated Nov 23)
Stonework repointing and plaster specifications document (dated Nov 23)
Response to Conservation Officers comments in email dated 26.10.23 (dated Nov 23)

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

2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason:- To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990,

Informative

1.The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraph 38 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.

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.