



High Peak Borough Council
working for our community

Mr David Coulthurst
Ladygate Construction Ltd
57 New Mills Road
Birch Vale
High Peak
SK22 1BX

Mr & Mrs J & K Richards
39 Buxton Road
Chinley
Derbyshire
SK23 6D

Application no: NMA/2024/0008

Determined on: 05/03/24

Town and Country Planning Act 1990 (as amended)

NON MATERIAL AMENDMENT FOR DEVELOPMENT REFUSAL

Location of Development:

39, Buxton Road, Chinley, Derbyshire, SK23 6D

Description of Proposal:

Non-Material Amendment Re: HPK/2022/0509 - amendments to external finish of rear
dormer

In pursuance of its powers under the above Act, the Council hereby **Refuses** the proposed non material amendment for the above development in accordance with the application valid by the Local Planning Authority on 16/02/2024 including details of cladding contained in letter prepared by Ladygate Construction Ltd, for the following reason:

1. The site lies within the Chinley Conservation Area, which is a sensitive location where the Council has a duty to preserve or enhance its character or appearance. The proposed alterations to the approved facing materials of the dormer would introduce a material which is not traditional to High Peak and may negatively affect the character or appearance of the Chinley Conservation Area. The NPPF requires that the quality of a development is not materially diminished between approval and completion. In this context, such a change to facing materials could not be considered to be non-material.

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. There is





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no right of appeal against this decision and if you wish to pursue these amendments you will need to submit a new planning application to amend the original scheme.

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council

