



High Peak Borough Council

working for our community

Mr Wayne Howe
68 St Marys Road,
Glossop,
Derbyshire,
SK13 8DL
Application no: HPK/2023/0321

Determined on: 8th April 2024

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015

REFUSAL OF PLANNING PERMISSION

Location of Development:

Land adjacent to 60, Queen Street, Glossop, Derbyshire, SK13 8EL

Description of Development:

Outline Planning Permission with all matters reserved for a new dwelling

High Peak Borough Council in pursuance of powers under the above mentioned Act hereby **REFUSE** to permit the development described above in accordance with plans ref: A3/PM3D 0000 for the reason(s) specified below: -

1. The principle of a proposed dwelling on this site would result in development which fails to respect the spatial characteristics of Queen Street or the setting of Wren Nest Conservation Area. This would result in "less than substantial" harm to the Conservation Area which would not be outweighed by the public benefits of the scheme. The application is thereby contrary to Policies H1, EQ6 and EQ7 of the adopted High Peak Local Plan 2016, the High Peak Design Guide, the Glossop Conservation Areas Appraisal 2006, and sections 12 and 16 of the National Planning Policy Framework.

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council

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NOTES

1. 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.
2. 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.
3. If this is a decision to refuse planning permission for a minor commercial 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.
4. If this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
5. If you want to appeal against your local planning authority's decision for any other type of development, including listed building consents then you must do so within 6 months of the date of this notice 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>
6. The Secretary of State can allow a longer period for giving notice of an appeal, but 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 the Secretary of State 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.
7. 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.

