



High Peak Borough Council

working for our community

Application for Listed Building Consent for alterations, extension or demolition of a listed building

Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	62
Suffix	
Property Name	
Address Line 1	Hague Street
Address Line 2	
Address Line 3	Derbyshire
Town/city	Glossop
Postcode	SK13 8NS

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
403613	393107
Description	

Applicant Details

Name/Company

Title

Mr

First name

Robert

Surname

Smith

Company Name

Address

Address line 1

62 Hague Street

Address line 2

Address line 3

Town/City

Glossop

County

Country

United Kingdom

Postcode

SK13 8NS

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

Replace current cast iron gutter with a new aluminium one on front elevation only. Same profile and colour. The current one leaks and can't be repaired. The intention is to replace both the gutter on no.62 and gutter on adjoining property no.64 which share same hopper and downpipe, retaining the existing hopper and downpipe.

Has the development or work already been started without consent?

☐ Yes

☒ No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

☐ Don't know

☐ Grade I

☐ Grade II*

☒ Grade II

Is it an ecclesiastical building?

☐ Don't know

☐ Yes

☒ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

☐ Yes

☒ No

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

☐ Yes

☒ No

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- ☐ Yes
- ☒ No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- ☒ Yes
- ☐ No

If Yes, do the proposed works include

a) works to the interior of the building?

- ☐ Yes
- ☒ No

b) works to the exterior of the building?

- ☒ Yes
- ☐ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

- ☒ Yes
- ☐ No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

- ☐ Yes
- ☒ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Location: Front elevation of properties number 62 and 64 (attachment 1 - photograph).
Extent of item to be removed: Full length of cast iron guttering across number 62 and number 64 which is currently leaking and causing ingress into the wall and window returns of the upper and lower windows on the left side of number 62 (attachments 2 and 3 - photographs), also leaking above the left upper window of number 64.
Proposed replacement: Aluminium guttering of the same profile and colour as existing, but of lighter weight and harder-wearing (attachment 4 - photograph). On review by a professional roofing company this will not impact the structure of the building or require any new means of structural support as all existing materials other than the gutter itself will be retained.

Materials

Does the proposed development require any materials to be used?

- ☒ Yes
- ☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:

Other

Other (please specify):

Gutter

Existing materials and finishes:

Cast iron painted black guttering.

Proposed materials and finishes:

Aluminium painted black guttering of same profile as existing.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☐ Yes

☒ No

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☒ Yes

☐ No

If Yes, please provide details

We have discussed the issues with our neighbours who have no objections, and are submitting this application to replace both our guttering and that of the adjoining property, no.64, with their agreement.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

☐ The agent

☒ The applicant

☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes

☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

KVJRKJS

Date (must be pre-application submission)

24/08/2023

Details of the pre-application advice received

Emily suggested that aluminium heritage style components work more successfully than wood. She also noted that cast iron is also particularly heavy, and new pieces next to or atop 100+ year old fabric may also not sit very well and pose further harm, hence our request to replace the guttering with aluminium.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Ownership Certificates

Certificates under Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

- ☐ Yes
- ☒ No

If No, can you give appropriate notice to all the other owners?

- ☒ Yes
- ☐ No

Certificate Of Ownership - Certificate B

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates.

Owner

Name of Owner:

***** REDACTED *****

House name:

Whitfield Barn

Number:

64

Suffix:

Address line 1:

Hague Street

Address Line 2:

Town/City:

Glossop

Postcode:

SK13 8NS

Date notice served (DD/MM/YYYY):

01/11/2023

Person Family Name:

Person Role

☒ The Applicant

☐ The Agent

Title

Mr

First Name

Robert

Surname

Smith

Declaration Date

06/11/2023

☒ Declaration made

Declaration

I/We hereby apply for Listed building consent as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Robert Smith

Date

07/11/2023