



High Peak Borough Council

working for our community

Householder Application for Planning Permission for works or extension to a dwelling

Town and Country Planning 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

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x) Northing (y)

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Description of Proposed Works

Please describe the proposed works

The proposed works are the replacement of the existing windows and doors at the property with speciality double glazing windows and doors. The new windows are specialist heritage style windows which include all period features and are complimentary to the Hardwick conservation area in Buxton. Currently the existing windows that were installed in the house when we purchased it are not the original ones and are not all of the same style. It would appear to be a mid 1960s or early 1970s replacement. I can find no record of a planning application for these windows. We would like to install new windows and doors to insulate the property better, restore some original features such as the vertical mid bars and the 'ears' or scribed astragal bars on the windows which are currently only present on some of the windows on the ground floor. In total we will be replacing 23 windows and 2 doors. The style of windows selected are from the "GenesisVs" supplier and sash windows with matching period features to the current Hardwick conservation area requirements. The windows are the same style as the windows installed at 15 Silverlands on 06.08.21 as part of application HPK/2021/0041. With the two properties being of the same age and design. We would like to reduce the carbon footprint of our home and this is a major part of that process with a heat pump conversion also planned following the window replacement. We have already applied once (HPK/2023/0414) and were unsuccessful as the windows were deemed not specialist designed sufficiently to blend in with the current Hardwick conservation area features present on some windows and doors in the area. We have now re-quoted with our supplier at a higher cost to achieve the effect we are seeking and completed considerable local research to ensure we are clear on the design and features required.

Has the work already been started without consent?

- ☐ Yes
☒ No

Materials

Does the proposed development require any materials to be used externally?

- ☒ Yes
☐ No

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

Type:

Windows

Existing materials and finishes:

Wooden vertical sliding sash windows (except at rear of kitchen where they are fixed pane windows). The first floor windows to the East elevation have been replaced with modern casement windows. The windows to the kitchen form part of an integrated design, which includes the door. All are White in colour. The existing windows and doors have reached the end of their life with evidence of rotting on the frames (particularly on top floor) and evidence of repeated painting. It is, therefore, proposed to replace all of the windows and doors. With the exception of the kitchen windows, the replacement windows will be vertical sliding sashes to replicate the existing windows.

Proposed materials and finishes:

White sash windows, vertical sliders. Double glazed sealed units, in upvc frames from the Genesis range (brochure included) with vertical sash meeting rail and "ears" or scribed astragal finishes to match the conservation area style windows common in the area.

Type:

Doors

Existing materials and finishes:

Original wooden door on front of property painted black, paint chipped. 2 locks Circa 1970s rear door with fixed pane of glass, no period features. Wood with black paint. one yale lock

Proposed materials and finishes:

Wooden composite doors in period style in Dark Blue on front and back door, nameplate glass above with house name included.

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

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

We are supplying a quotation from the supplier with details of the two doors and 23 windows (martin_quotation.pdf)
A brochure showing the detailed design of the windows (Genesis)
Image of scribed astragal bars
Image of specific window type
Map of Buxton Hardwick conservation area
Elevation drawings of the house (current)

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

☐ Yes

☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

☐ Yes

☒ No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes

☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

- ☐ Yes
☒ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- ☐ Yes
☒ No

Parking

Will the proposed works affect existing car parking arrangements?

- ☐ Yes
☒ No

Biodiversity net gain

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

This is subject to exemptions, an exemption applies in relation to planning permission for a development which is the subject of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015)*.

Applicants for planning permission are required to make a statement as to whether they believe the biodiversity gain condition will apply if permission is granted, please confirm:

☒ It is my belief that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply

*A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

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

HPK/2023/0414

Date (must be pre-application submission)

04/01/2024

Details of the pre-application advice received

Rejection of original planning permission

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 and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

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

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
- ☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of “agricultural tenant” in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☒ The Applicant
☐ The Agent

Title

Mr

First Name

Jacob

Surname

Martin

Declaration Date

27/04/2024

☒ Declaration made

Declaration

I/We hereby apply for Householder planning permission 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

Jacob Martin

Date

28/04/2024