



High Peak Borough Council

working for our community

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); 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

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

Mr

First name

Mark

Surname

Walster

Company Name

High Peak Borough Council

Address

Address line 1

Moorlands House

Address line 2

Stockwell Street,

Address line 3

Leek

Town/City

Staffordshire

County

Country

United Kingdom

Postcode

ST13 6HQ

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Refurbishment and alteration of the market comprising of installation of new mezzanine floor structure, stairwells and installation of retail units at ground and mezzanine floor level. Alteration and replacement of windows and external doors and construction of new access ramps and steps to West facing elevation. Installation of external mechanical plant area to East facing side of building, concealed behind new louvered screen and gates. Alteration of ground floor toilet areas to form male, female and accessible sanitary facilities including forming new openings and small link corridor by partially infilling an open atrium. General refurbishment of the arcade area and existing ground floor retail units in the arcade. Installation of curtain walling and doors to the arcade frontage to enclose the area. Refurbishment and restoration of the first floor town hall areas including some internal modifications to form male, female and accessible toilet facilities. Replacement of the platform lift currently located in the stairwell.

Reference number

HPK/2021/0646

Date of decision (date must be pre-application submission)

07/06/2022

Please state the condition number(s) to which this application relates

Condition number(s)

7

Has the development already started?

☒ Yes

☐ No

If Yes, please state when the development was started (date must be pre-application submission)

10/10/2022

Has the development been completed?

☐ Yes

☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- ☐ Yes
- ☒ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Installation of frameless glass screen to infill the opening to the frontage of the arcade. Screen comprises of 12mm clear low iron glass frontage secured into existing side walls, head and base via a 32x32mm anodised aluminium channel fixed at 300mm centres and buttressed with laminated glass fins secured at the head via stainless steel bracket fittings and secured at the base via brackets located below paving level. The glass frontage and buttress fins are joined with stainless steel hook and pin fixings. The middle top section of the screen includes glass louvres to provide natural ventilation to the arcade space The screen is fitted with a automatic sliding door centred in the screen which is mounted at the head via a steel box section directly behind the sliding door mechanics. The door slides on the external face of the screen with frameless glass pocket screens either side of the door to prevent entrapment. The glass will be finished with two bands of manifestation across the length of the screen in accordance with Approved Document Park K.

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

N/A

Date (must be pre-application submission)

19/05/2022

Details of the pre-application advice received

Imagery of the proposed screen design has been shared initially which has been followed by a period of further consultation, exchange of information and correspondence. Following feedback and a period of detailed design co-ordination, the final design has struck a balance between the intended transparency of the screen and what can be achieved from a structural perspective.

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) 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

Jamie Wildgoose

Date

22/03/2024