



# 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         | <input type="text" value="104"/>                |
| Suffix         | <input type="text" value="A"/>                  |
| Property Name  | <input type="text" value="The Stables"/>        |
| Address Line 1 | <input type="text" value="Padfield Main Road"/> |
| Address Line 2 | <input type="text" value="Padfield"/>           |
| Address Line 3 | <input type="text" value="Derbyshire"/>         |
| Town/city      | <input type="text" value="Glossop"/>            |
| Postcode       | <input type="text" value="SK13 1ET"/>           |

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

|                                     |                                     |
|-------------------------------------|-------------------------------------|
| Easting (x)                         | Northing (y)                        |
| <input type="text" value="402986"/> | <input type="text" value="396295"/> |
| Description                         |                                     |
| <input type="text"/>                |                                     |

## Applicant Details

### Name/Company

Title

Mrs

First name

Karol

Surname

Lorne

Company Name

### Address

Address line 1

The Stables

Address line 2

104A Padfield Main Road

Address line 3

Padfield

Town/City

County

Country

United Kingdom

Postcode

SK13 1ET

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)

We propose to replace our existing garden with stone raised beds along our drive facing our Grade II listed building. No higher than 2/3 feet high. The stone would be the same as our garage using traditional drystone granite. This would be more traditional and dated to the original look for the area, given that:

1. The garden already exists
2. It is a permanent and substantial construction
3. That it is within close proximity to the site address listed building dwelling and boundary of the gable end of 104 Padfield Main Road
4. The purpose of the raised beds will not be altered from a gardening purpose

104A is a stone cottage dating from the 17c at the edge of a conservation area, and was given grade II status within the last thirty years. The raised beds would be more in keeping, and traditional dated look, which would be built to match our garage stone and existing drystone walls already on the curtilage of the site.

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

If Yes, please describe and include the planning application reference number(s), if known

Reference: PP-12849651 Tree works: trees in conservation areas/ subject to TPOs.  
The raised beds will be constructed around the trees and will remain in situ.

### 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

### 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):**  
Construction of raised beds

**Existing materials and finishes:**  
Decorative natural stone wall panels exterior garden raised beds in autumn gold to match our garage (HPK/2017/0340 permission granted).

**Proposed materials and finishes:**  
Exterior natural stone walling - natural quartz cladding panels with a warm hue.

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

## 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

## 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

# 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 (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 the application relates.

Person Role

- ☒ The Applicant
- ☐ The Agent

Title

DY380078

First Name

Karol

Surname

Lorne

Declaration Date

21/03/2024

☒ 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

Karol Lorne

Date

21/03/2024