

14 June 2024



High Peak Borough Council
Planning Department

Prior Approval Application, 75 High Street West, Glossop

Cover Letter & Supporting Statement

To whom it may concern

Please find enclosed the required drawings in support of a Prior Approval planning application relating to the above-mentioned property.

The property is located in an area of predominantly commercial high street use characterised by Victorian terrace shop premises in the Norfolk Square conservation area.

This application proposes the retention of the existing ground floor shop premises with fit out works to form upgraded sanitary and utility provision for the ground floor shop unit together with a 1B1P flat at first floor level with ground floor access to the rear of the building. The alterations will comprise the introduction of a single door and window at ground floor level to the outrigger building to the rear.

Due to the current and historic use of the building, it was advised by the duty planning officer following a HPBC Planning Surgery telephone call 28 June 2023 that the proposed first floor flat element would benefit from a Prior Approval application. This is due to the historic building use whereby it is likely the first-floor area was used for residential purposes i.e. the shop owner and family would have operated the retail / shop element at ground floor level and lived at first floor level.

I note that the application form would not permit me to leave the 'List of flats and other premises in the existing building' section blank. This is not applicable as the existing ground floor shop unit is currently vacant awaiting refurbishment works and under the jurisdiction of the applicant / building owner. I have therefore placed the building address into this section.

I trust the information provided is sufficient in order to determine the application, however please do not hesitate to contact me with any queries and / or if any additional information is required.

Yours sincerely

Lee Moss

Archonic