



High Peak Borough Council

working for our community

Application to determine if prior approval is required for a proposed: Change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3)

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class MA

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	75
Suffix	
Property Name	
Address Line 1	High Street West
Address Line 2	
Address Line 3	Derbyshire
Town/city	Glossop
Postcode	SK13 8AZ

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

Easting (x)	Northing (y)
403216	394064

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

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Lee

Surname

Moss

Company Name

Archonic Projects

Address

Address line 1

2

Address line 2

Ramsden Close

Address line 3

Town/City

Glossop

County

Derbyshire

Country

United Kingdom

Postcode

SK13 7BB

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Eligibility

Permitted development rights are subject to conditions set by legislation to ensure that only appropriate proposals are eligible.

The need to apply to the Local Planning Authority to see if prior approval is required is one such condition.

The questions below will help determine if the proposals are eligible for this permitted development right.

The current building and site

Please note: Eligibility questions relating to the current building being vacant for 3 months, and it's floorspace not exceeding 1,500 square metres were removed after these limitations were lifted by government on 5 March 2024.

Has the use of the building, for a continuous period of at least 2 years immediately prior to the date of this application, been any of the following:

- For periods prior to 1 September 2020
 - Shops (Use Class A1);
 - Financial and professional services (Use Class A2);
 - Food and drink (Use Class A3)
 - Business (Use Class B1);
 - Medical or health services
 - Non-residential institutions (Use Class D1(a));
 - Crèche, day nursery or day centre
 - Non-residential institutions (Use Class D1(b));
 - Indoor and outdoor sports
 - Assembly and leisure (Use Class D2(e)), other than an indoor swimming pool or skating rink;
- For periods from 1 September 2020
 - Commercial, Business and Service (Use Class E)

☒ Yes

☐ No

Is any land covered by, or within the curtilage of, the building:

- in a site of special scientific interest;
- a listed building or land within its curtilage;
- a scheduled monument or land within its curtilage;
- a safety hazard area;
- a military explosives storage area;

Or, is the building:

- in an area of outstanding natural beauty;
- in an area specified by the Secretary of State for the purposes of enhancement and protection of the natural beauty and amenity of the countryside;
- in the Broads;
- in a National Park;
- in a World Heritage Site

☐ Yes

☒ No

The proposed change of use

For applications, submitted before 1 August 2022, proposing a change of use to Dwellinghouses from Offices (Use Class B1(a)/E(g)(i)).

Is/Was there an Article 4 direction in place that has removed these specific permitted development rights?

☐ Yes

☒ No / Not relevant

Will all the proposed new dwellinghouses have gross internal floor areas of at least 37 square metres, and comply with the [nationally described space standard](#)?

☒ Yes

☐ No

Following the development, will every dwellinghouse in the building remain in use within Use Class C3 and for no other purpose, unless that purpose is ancillary to the primary use as a dwellinghouse?

☒ Yes

☐ No

Agricultural tenants

To be eligible for this permitted development right, all parties to any agricultural tenancy agreements that are currently in place need to provide consent.

This is to help ensure that agricultural tenants are not displaced to allow a change of use to be carried out.

Is any part of the land covered by or within the curtilage of the building to be demolished occupied under any agricultural tenancy agreements?

☐ Yes

☒ No

Fire Safety

Where the building (as proposed) exceeds certain limits, legislation has been put in place to ensure the adequate consideration of fire safety by the Local Authority (including its decision to grant prior approval) and other relevant parties.

Would the proposed development result in a building that contains two or more dwellinghouses, and is:

- 18 metres or more in height (as measured from ground level to the top floor surface of the top storey of the building); or
- contains 7 or more stories.

☐ Yes

☒ No

NOTE: More details on how to measure height and stories are available in paragraph (7) of [Article 9A of The Town and Country Planning \(Development Management Procedure\) \(England\) Order 2015](#) and [the related government guidance](#).

Description of Proposed Works, Impacts and Risks

Proposed works

Please describe the proposed development including details of any dwellinghouses and other works proposed

The proposed works are located at the former A&B Shoes shop, 75 High Street West, Glossop. The former shop premises occupied the whole building, ground and first floor levels. The customer area and back of house staff area with WC is located at ground floor with associated stock storage at first floor level.

Given the historic use of the building, the assumed use is E(a) retail.

The proposals comprise strip out, shell / core and fit out works to form a self contained shop premises at ground floor level with sanitary and utility accommodation (within the current use class) together with a 1B1P flat at first floor level with rear stair access claiming some ground floor area to the rear.

Many high street shops along High Street West have flat accommodation above. These proposals are therefore being brought in line with a precedent for central town living accommodation with easy access to transport link and local amenities.

Please provide details on the provision of adequate natural light in all habitable rooms of the dwellinghouses

The first floor flat layout has been coordinated to the existing windows ensuring adequate natural light is provided to all habitable rooms.

What will be the net increase in dwellinghouses?

1

This figure should be the number of dwellinghouses proposed by the development that is additional to the number of dwellinghouses in the existing building prior to the development.

Impacts and risks

Please provide details of any transport and highways impacts and how these will be mitigated, particularly to ensure safe site access

There does not appear to be any impact on transport or highways with the introduction of the flat premises. The existing and proposed shop premises is accessed directly off the footpath at ground floor level. The proposed flat access would be via an existing right of way path running from the existing car park accessed off Chapel Street to the rear and runs behind the shop terraces 77-83 High Street West leading to the rear of 75 High Street West.

It is understood that the right of way path leads to other flat accommodation at first floor level above the high street shops between 77-83 High Street West.

Please provide details of any contamination risks and how these will be mitigated

There are no known contamination risks for the proposed works. Existing building with proposed internal fit out works.

Please provide details of any flooding risks and how these will be mitigated.

The proposed site is located within flood zone 1, an area with a low probability of flooding.

A flood risk assessment should accompany the application where the site:

- is in Flood Zones 2 or 3; or
- is in an area with critical drainage problems (such areas will have been notified to the Local Planning Authority by the Environment Agency).

[Check if your site location is in Flood Zone 2 or 3 online](#)

Check with your Local Planning Authority to see if your site is in an area with critical drainage problems.

Please provide details of the impacts of noise from any commercial premises on the intended occupiers of the new dwellinghouses and how these will be mitigated

Noise impact on intended occupier's of the flat would be low. The existing building is the end terrace plot immediately next to 'Tower Entertainment' which is a day time retail shop. There is a ginel in-between where the existing high street shop terraces continue. A takeaway shop is located after the ginel which could potentially attract louder noise levels later in the evenings when the takeaway is busy, however no different from street scene evening noise usually expected on the high street. The Oakwood pub at the other far end of the terrace sometimes plays live music, however the 2 larger plots in-between will provide a natural acoustic barrier.

If the building is located in a conservation area, and the development involves a change of use of the whole or part of the ground floor. Please provide details of the impacts that the change of use will have on the character or sustainability of the conservation area and how these will be mitigated

The proposals comprise change of use for the flat stair access to the rear of the building with the rest of the ground floor to remain as per the existing known use. This small area to the rear of the building will have no impact to the conservation area or any impact on the high street frontage.

If the building is located in an area currently in use for general or heavy industry, waste management, storage and distribution, or a mix of such uses.

Please provide details of the impacts on intended occupiers of the development of the introduction of residential use in the area and how these will be mitigated

The existing building is located on the High Street in central Glossop and not in an area used for general or heavy industry. The impact to intended occupiers of the development of the introduction of residential use in the area is therefore none.

If the proposal involves the loss of services provided by a registered nursery, or a health centre. Please provide details of the impacts on the local provision of the type of services lost and how these will be mitigated

The former building use was a shop occupying the whole building both ground and first floor levels. The proposal does not involve the loss of services provided by a registered nursery or health care centre. The impacts of such are therefore none.

List of flats and other premises in the existing building

Please provide a list of all addresses of any flats and any other premises within the existing building

House name:

Number:

75

Suffix:

Address line 1:

High Street West

Address Line 2:

Town/City:

Glossop

Postcode:

SK13 8AZ

Declaration

I/We hereby apply for Prior Approval: Change of use – commercial/business/service to dwellinghouses 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

Lee Moss

Date

15/06/2024