

High Peak Borough Council

35 Huntley Road

Sheffield

BY ELECTRONIC SUBMISSION

S11 7PA

02 July 2024

Dear Sir or Madam

Discharge of Conditions 3, 5, and 6 of HPK/2022/0572: Proposed replacement of dilapidated garage building with new garage and workshop with home office space. Land Adjoining No.2 Sylvan Cliff Buxton Derbyshire

Please find enclosed details in relation to the discharge of the above conditions.

Condition 3 requires that:

Prior to the commencement of any works above foundation level, a detailed schedule of all external materials to be used in the construction of the proposed building including walls, roofs, rainwater goods, and fenestration, shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in full accordance with the approved details.

Walls exterior –

On the front elevation it is proposed to face the elevation in split faced natural gritstone. This will be sourced from Natural Stone Sales at Rowsley

<https://naturalstonesalesltd.co.uk/gritstone-building-materials/>

The stone will have regular courses and a lime based mortar with jointing and brushed back finish to reflect the neighbouring property.

On the side and rear elevations it is proposed to use a render finished in a neutral buff colour to reflect the gritstone and other rendered buildings in the vicinity.

The use of gritstone to the front elevation reflects the materials of the neighbouring properties and the use of render is in keeping with the ancillary, secondary function of the building being of a lesser status than the neighbouring buildings.

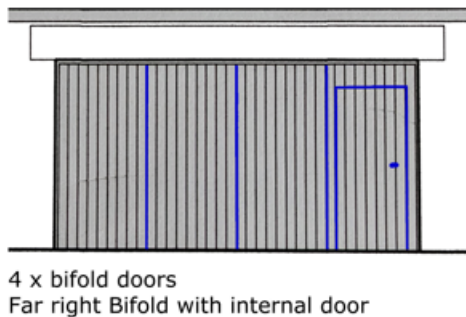
Roof - blue slate with fascia boards in a dark recessive colour.

Rainwater goods - black plastic half round 4 inch/10cm

Fenestration –

Side and rear openings white uPVC

Garage doors vertically boarded timber painted Hague Blue No 30 from Farrow and Ball. Doors will be two bifold doors centrally opening with a personnel door set within the right hand side door.



Condition 5 requires that:

No development shall take place until a written scheme of investigation (WSI) for archaeological work has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives; and:

- *The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works*
- *The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI*

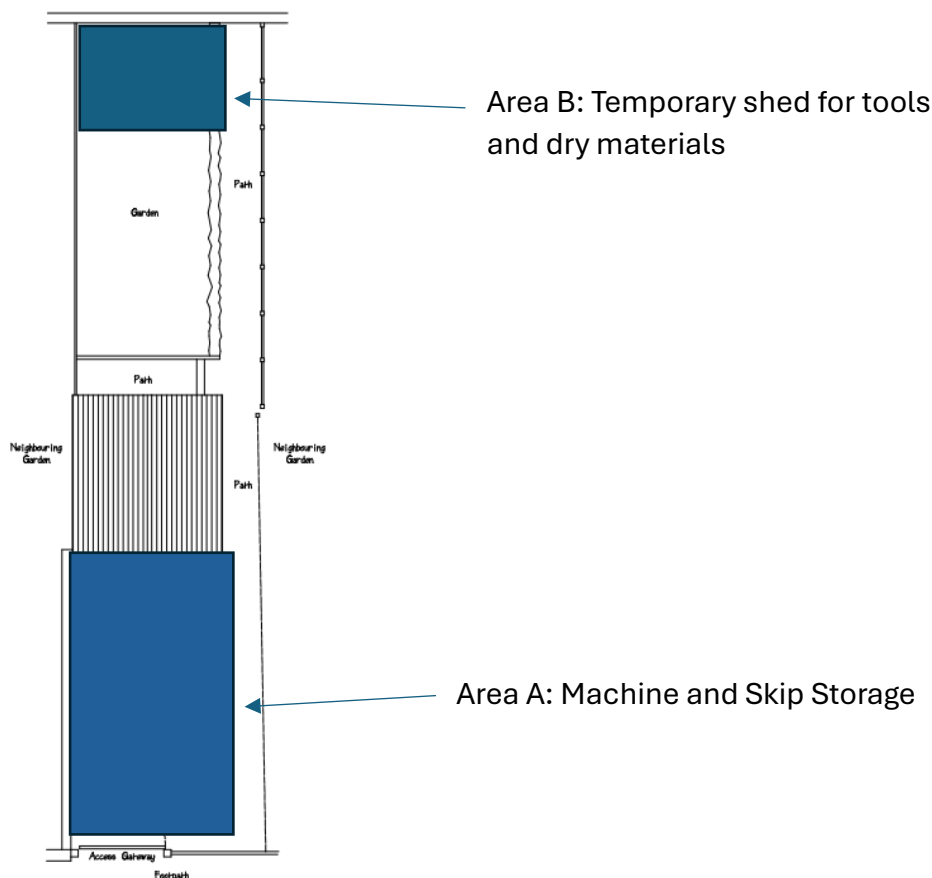
I append further details to discharge this condition.

I note that Buxton Museum is currently closed and therefore, where it is proposed that the findings are placed on record at Buxton Museum, they will instead be held by the archaeologist until such time as the records office is available to place items on record or the County Council makes alternative provision for deposition of information.

Condition 6 requires:

No development shall take place until a plan showing space to be provided within the site curtilage for the storage of plant and materials during the construction of the building, has been submitted to and agreed by the Local Planning Authority. The development shall be carried out in accordance with the approved details and the designed area shall be maintained free from impediment during the full duration of the construction works.

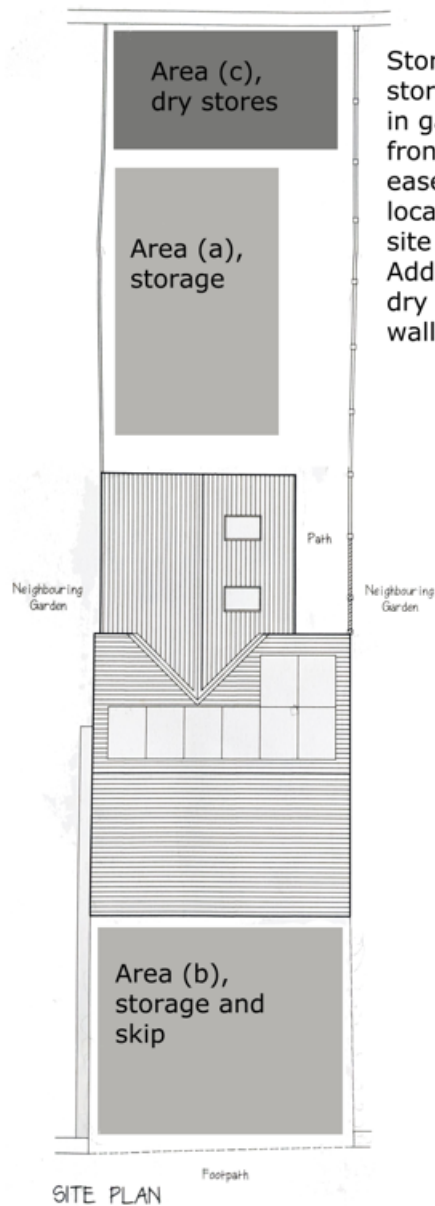
During phase 1: Demolition the store areas are as follows:



During phase 2, construction of the new building the store areas are as follows:



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Storage - materials will be stored at the rear of the site in garden (a) and at the front (b) as required for ease of build. Skip will be located at the front of the site section (b). Additional shed for tools and dry materials along back wall (c).

I trust that this provides you with the information necessary to discharge the conditions. If you have any questions or require any further information please contact me.

Yours sincerely

Jane Newman MTCP (Hons) MRTPI



JANE
NEWMAN
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RTPI
Chartered Town Planner