



High Peak Borough Council

working for our community

Householder Application for Planning Permission for works or extension to a dwelling; Listed Building Consent for alterations, extension or demolition of a listed building

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	Dakin Cottage
Address Line 1	Waterswallows Road
Address Line 2	Fairfield
Address Line 3	Derbyshire
Town/city	Buxton
Postcode	SK17 7JJ

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

Easting (x)	Northing (y)
407226	374145

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

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

New single story garden room extension and conservation repairs to Dakin Cottage.

Has the 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

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- ☐ Yes
- ☒ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- ☐ Yes
☒ No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- ☒ Yes
☐ No

If Yes, do the proposed works include

a) works to the interior of the building?

- ☒ Yes
☐ No

b) works to the exterior of the building?

- ☒ Yes
☐ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

- ☒ Yes
☐ No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

- ☒ Yes
☐ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Please refer to the heritage statement:

Section: 4.1 North Gable for images of exterior effected area

Section 4.2 shows passageway to become internal space

Section 4.3 shows view into WC and modern stud wall to be removed

Section 7.2 "It will be largely made of glass, to allow views through to the historic north gable of the house, with a bracing ashlar wall to adjoin the historic boundary wall which will retain legibility. The top of the historic stone wall will be covered with a lead coping and the roof will be in standing seam zinc. The existing cast-iron hopper will be retained and moved to drain into a gutter on the new roof. " "the stone blocks forming the window surrounds will be re-used" to form new openings.

The below drawings highlight the change, materials and alterations.

E.1001 S4-P03 Ground Existing

E.1002 S4-P03 Roof Existing

E.1003 S4-P04 Significance

E.1004 S4-P02 Phases

E.1101 S4-P03 North Elevation Existing

E.1102 S4-P02 East Elevation Existing

E.1104 S4-P03 West Elevation Existing

E.1105 S4-P04 North Garden Wall Elevation Existing

P.1001 S4-P03 Ground Proposed

P.1002 S4-P04 Roof Proposed

P.1101 S4-P04 North Elevation Proposed

P.1104 S4-P04 West Elevation Proposed

P.1105 S4-P04 North Garden Wall Elevation Proposed

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: Roof covering Existing materials and finishes: The existing phase 1 part of the house is made from stone slate with coped gables and a slate roof over the phase 3 section of the building. please refer to pg 12 'the key to phases' within the Heritage Statement (file name: Dakin Cottage heritage statement 7.07.24) Proposed materials and finishes: Standing seam Zinc in grey colour to blend with Limestone wall
Type: Windows Existing materials and finishes: The house has window from various materials including: painted steel framed windows, painted timber windows, stone mullioned windows. Proposed materials and finishes: The new window frames will be made of steel. These will be in a grey tone to blend with the limestone walling. Please refer to P.1105 S4-PO4 for a drawing of the new windows.
Type: Floors Existing materials and finishes: The downstairs floors are covered with a modern oak and there is some modern tiling. Proposed materials and finishes: Grey Limestone tiles
Type: Internal walls Existing materials and finishes: The existing internal walls have a plastered finish. Proposed materials and finishes: Existing North gable will form a new internal wall. This will be re-pointed with a lime mortar leaving the stone exposed. The openings will consist of Sand stone random coursed quoins in buff hue and honed finish. The existing external wall consists of Limestone random rubble. Ref drawing P.1101 S4-P04 North Elevation Proposed Other internal walls will be constructed using a natural hemp breathable board with a lime wash. Paint will be natural and breathable.
Type: External doors Existing materials and finishes: The house has a mixture of timber painted plank style doors and painted timber plank doors with glazed windows. The house also has a modern 20th century glass and timber front door. Proposed materials and finishes: Timber painted plank style doors, timber painted plank style doors with glazed windows and new sandstone sills to be installed. The new doors will be painted to match the existing cream woodwork. Additionally the the extension will include sliding doors to be made of Aluminum these will be in a grey tone to blend with the limestone walling.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Dakin Cottage Design & access statement

P.1001 S4-P03 Ground Proposed

P.1002 S4-P04 Roof Proposed

P.1101 S4-P04 North Elevation Proposed

P.1104 S4-P04 West Elevation Proposed

P.1105 S4-P04 North Garden Wall Elevation Proposed

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes

☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes

☒ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

☐ Yes

☒ No

Parking

Will the proposed works affect existing car parking arrangements?

☐ Yes

☒ No

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

☒ Yes

☐ No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings.

Please refer to the 'dakini TREE plan-Model'

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

☐ Yes

☒ No

Biodiversity net gain

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

This is subject to exemptions, an exemption applies in relation to planning permission for a development which is the subject of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015)*.

Applicants for planning permission are required to make a statement as to whether they believe the biodiversity gain condition will apply if permission is granted, please confirm:

☒ It is my belief that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply

*A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

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

GEN/2024/0046

Date (must be pre-application submission)

23/04/2024

Please refer to the Heritage Statement section 7.3 'Overall Impact of Changes' and also refer to the Design and Access Statement, page 9 headed 'Pre-application Consultation' for the advice received and measures taken to address the concerns raised.

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 and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & 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

Can you give appropriate notice to **all** the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- ☒ Yes
- ☐ No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- ☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
- ☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years to run.

** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990.

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Dakin Cottage

Number:**Suffix:****Address line 1:**

Waterswallows Road

Address Line 2:**Town/City:**

Buxton

Postcode:

SK17 7JJ

Date notice served (DD/MM/YYYY):

24/07/2024

Person Role

- ☒ The Applicant
☐ The Agent

Title

Mrs.

First Name

Tiffany

Surname

Atkinson

Declaration Date

24/07/2024

☒ Declaration made**Declaration**

I/We hereby apply for Householder planning & 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

Tiffany Atkinson

Date

24/07/2024