



High Peak Borough Council
working for our community

Matthew Vizard
KVA Architectural Solutions
296 Mottram Rd
Stalybridge
SK15 2SU

Mr Muhame
81 High Street West
Glossop
Derbyshire
SK13 8AZ

Application no: HPK/2023/0485

Determined on: 06/09/2024

Town and Country Planning Act 1990
Planning and Compensation Act 1991
Town and Country Planning (Control of Advertisement) (England) Regulations 2007

REFUSAL OF CONSENT TO DISPLAY AN ADVERTISEMENT

Location of Development:

81 High Street West Glossop Derbyshire SK13 8AZ

Description of Development:

Retrospective Advertisement Consent for illuminated projecting advertisements.

In pursuance of their power under the above mentioned Act, High Peak Borough Council Planning Authority, **HEREBY REFUSE CONSENT** for the display of advertisements described above in accordance with plans ref: HSW001(Location Plan), HSW005 (Elevations as Proposed) HSW006 (Existing Photograph Sheet 1) HSW007(Existing Photograph Sheet 2) HSW008 (Existing Photograph Sheet 3) HSW009 (Existing Photograph Sheet 4).

1. The illumination signage is considered excessive and inappropriate in terms of its scale, form and siting which would visually harm the character and appearance of the conservation area. Cumulatively, the illuminated signage comprising a fascia box sign, projecting sign and barber shop pole would result in unacceptable visual clutter and fail to sustain and enhance the conservation area. The proposal is therefore contrary to policies EQ6 and EQ7 of the High Peak Local Plan 2016, Design Guide for Signs, Glossop Conservation Area Character 2006 Appraisal and National Planning Policy Framework.

Informative

The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraph 38 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. Unfortunately, in this case, the Local Planning Authority were unable to suggest any amendments which would overcome their concerns.





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X *J. Colley*

Signed by: Jane Colley Signature

Signed on behalf of High Peak Borough Council





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NOTES

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
2. If the decision to refuse planning permission is for a householder application, and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice. All other types of development have a 6 month deadline for submission of appeals. Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.planningportal.gov.uk/pcs. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.
3. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

