

Miss Lauren Woodhouse
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791 Manchester Road
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United Kingdom
HD7 5NF



High Peak Borough Council

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Miss Lauren Woodhouse
LW Interior Design
791 Manchester Road
Huddersfield
United Kingdom
HD7 5NF

Mr Sharp
69 Lower Fold
Stockport
Cheshire
SK6 5DU

Application no: HPK/2024/0214

Determined on: 11/10/2024

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015

FULL PERMISSION FOR DEVELOPMENT

This permission does not carry any approval or consent which may be required under any enactment, bylaw, order or regulation (e.g. in relation to Building Regulations or the Diversion of Footpaths etc) other than Section 57 of the Town and Country Planning Act, 1990 (as amended).

Location of Development:

39 The Jodrell Arms Hotel Market Street Whaley Bridge Derbyshire SK23 7AA

Description of Development:

Application for Removal or Variation of a Condition 3
in relation to application HPK/2021/0611

In pursuance of their power under the above mentioned Act, High Peak Borough Council Planning Authority, **HEREBY GRANTS PLANNING PERMISSION** for the development described above subject to the following condition(s):

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

Current Application

- | | |
|------------------------------|--------------------|
| - Location Plan | (Ref: E-100 Rev A) |
| - Proposed Site Plan | (Ref: P-200 Rev A) |
| - Proposed Ground Floor Plan | (Ref: P-300 Rev A) |
| - Proposed First Floor Plan | (Ref: P-301 Rev B) |
| - Proposed Second Floor Plan | (Ref: P-302 Rev A) |
| - Proposed Cellar Floor Plan | (Ref: P-303 Rev A) |
| - Proposed Roof Plan | (Ref: P-304 Rev A) |
| - Proposed East Elevation | (Ref: P-400 Rev A) |
| - Proposed South Elevation | (Ref: P-401 Rev A) |





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- Proposed West Elevation (Ref: P-402 Rev A)
- Proposed North Elevation (Ref: P-403 Rev A)
- Proposed Section AA (Ref: P-500 Rev A)
- Proposed Long Section AA West (Ref: P-502 Rev A)
- Proposed Long Section AA East (Ref: P-503 Rev A)
- Proposed Section BB (Ref: P-504 Rev A)

Details approved under DOC/2021/0101

- Window Head Detail (Ref: P-660 Rev A)
- Demolition Ground Floor Plan (Ref: D-300 Rev A)
- Demolition First Floor Plan (Ref: D-301 Rev A)
- Demolition Second Floor Plan (Ref: D-302 Rev A)
- Demolition Cellar Plan (Ref: D-303 Rev A)
- Demolition Roof Plan (Ref: D-304 Rev A)
- Demolition East Elevation (Ref: D-400 Rev A)
- Demolition South Elevation (Ref: D-401 Rev A)
- Demolition West Elevation (Ref: D-402 Rev A)
- Demolition North Elevation (Ref: D-403 Rev A)
- Demolition Section AA (Ref: D-500 Rev A)
- Demo Long Section AA – West (Ref: D-502 Rev A)
- Demo Long Section AA – East (Ref: D-503 Rev A)
- Demolition Section BB (Ref: D-504 Rev A)
- Proposed GA Ground Floor Plan (Ref: P-350 Rev A)
- Proposed GA First Floor Plan (Ref: P-351 Rev B)
- Proposed GA Second Floor Plan (Ref: P-352 Rev A)
- Proposed South Elevation (Ref: P-451 Rev C)
- Proposed East Elevation (Ref: P-450 Rev C)
- Proposed West Elevation (Ref: P-452 Rev C)
- Proposed North Elevation (Ref: P-453 Rev C)
- Proposed Section AA – West (Ref: P-551 Rev C)
- Proposed Section AA -East (Ref: P-552 Rev C)
- Proposed Section BB (Ref: P-453 Rev C)
- Proposed Casement Detail (Ref: P-705 Rev C)
- Proposed Sash Window Detail (Ref: P-710 Rev D)
- Proposed Window Detail (Ref: P-715 Rev C)
- Proposed Door Elevations (Ref: P-800 Rev C)
- Proposed External Doors (Ref: P-801 Rev C)
- Proposed Internal Doors (Ref: P-802 Rev B)
- Proposed Door Detail (Ref: P-850 Rev C)
- Proposed Door Detail (Ref: P-851 Rev C)
- Proposed Door Detail (Ref: P-853 Rev C)
- Proposed Door Detail (Ref: P-855 Rev C)
- Proposed Door Detail (Ref: P-856 Rev C)
- Proposed Door Detail (Ref: P-857 Rev B)
- Proposed Door Detail (Ref: P-858 Rev B)
- Proposed Door Detail (Ref: P-859 Rev B)
- Proposed Door Detail (Ref: P-860 Rev B)

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- Proposed Door Detail (Ref: P-861 Rev B)
- Envirograf Technical Data Sheet
- Proposed Walkway Details (Ref: P-630 Rev C)
- Proposed Walkway Details (Ref: P-631 Rev C)
- Proposed Walkway Details (Ref: P-632 Rev C)
- Klobber Uni-Line Slate Vent Technical Specification Document
- Double Beaded Pot (Ref: K10355)
- Proposed Wall Details (Ref: P-656 Rev B)
- Proposed Floor/Ceiling Detail (Ref: P-650 Rev C)
- Proposed Floor/Ceiling Detail (Ref: P-651 Rev C)
- Proposed Floor/Ceiling Detail (Ref: P-652 Rev C)
- Proposed Floor Details (Ref: P-653 Rev C)
- Proposed Wall Details (Ref: P-655 Rev B)
- Nullifire Smart Protection Technical Specification Document
- Ceiling Fabric and Floor Finishes Plans pages 1-5
- Fire Compartments pages 1-3
- Wall Fabric pages 1-3
- Acoustic Deck 33 Technical Specification Document
- External Stairs Mock Up (Ref: P-645 Rev C)
- M20-330 Render Specification Document
- Sample Schedule dated 14.02.2022 Rev C
- Sample Image Document pages 1-8
- Hargreaves Rainwater and Soil Goods Document (April 2021)
- Proposed Services Cellar Plan (Ref: P-370 Rev A)
- Proposed Services Ground Floor Plan (Ref: P-371 Rev B)
- Proposed Services First Floor Plan (Ref: P-372 Rev B)
- Proposed Services Second Floor Plan (Ref: P-373 Rev B)
- Proposed Roof Service Plan (Ref: P-374 Rev B)
- Proposed Fireplace Removal (Ref: P-620 Rev C)
- Proposed Fireplace Scope Rev A pages 1-4
- Fireplace Schedule dated 26.08.22 Rev B
- Proposed Lightwell Infill (Ref: P-610 Rev C)
- Proposed Lightwell Infill (Ref: P-611 Rev C)
- Proposed Landscape Plan (Ref: P-575 Rev A)

Reason:- For the avoidance of doubt and in the interests of proper planning, in accordance with the National Planning Policy Framework.

2. The Public House shall operate within the following hours unless otherwise approved in writing by the Local Planning Authority:

- Monday-Friday 07:00 – 23:00
- Saturday 07:00 - 23:00
- Sundays and Bank Holidays 07:00 – 23:00

Reason:- In the interests of residential amenity and in accordance with Policy EQ6 of the High Peak Local Plan 2016.





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3. All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

Reason:- In the interest of good design and to enhance the setting of the development in accordance with Policy EQ6 of the High Peak Local Plan 2016 and the National Planning Policy Framework.

4. No music shall be played between the following hours unless otherwise approved in writing by the Local Planning Authority:

- Monday – Friday 07:00 – 09:00
- Saturday, Sundays and Bank Holidays 07:00 – 10:00

Reason:- In the interests of residential amenity and in accordance with Policy EQ6 of the High Peak Local Plan 2016.

Informative

1. The Local Planning Authority have where necessary worked in a positive and proactive manner with the applicant to address all outstanding planning issues to achieve a sustainable form of development, as required by the National Planning Policy Framework.
2. The applicant's attention is drawn to the comments by Network Rail on the 24th May 2024 and the need to contact this organization to agree a Risk Assessment and Method Statement and Basic Asset Protection Agreement.

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council





NOTES

1. Approval under the Building Regulations may also be required. Advice in this respect can be obtained by contacting DBCP Limited, Web: dbcp.co.uk; Email: info@dbcp.co.uk ; Tel:0333 880 2000.
2. Where a vehicle is often driven across a grass verge or kerbed footway to and from premises adjoining a highway, the occupier of the premises may, be required to pay the cost of construction of a crossing, and/or may be required to comply with conditions, imposed by the Authority. You should contact the Highway Authority at Derbyshire County Council.
3. This consent is granted subject to conditions and it is the owner(s) and the person(s) responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond. **A fee is payable to us for the discharge of condition. Please refer to our web site : www.highpeak.gov.uk for details.** If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a “condition precedent”. The following should be noted with regards to conditions precedent:
 - (a) If a condition precedent is not complied with, the whole of the development will be unauthorised and you may be liable to enforcement action.
 - (b) Where a condition precedent is breached and the development is unauthorised, the only way to rectify the development is the submission of a new application.
4. Other conditions on this permission must also be complied with. Failure to comply with any condition may render the owner(s) and the person(s) responsible for the implementation of the development liable to enforcement action.
5. The permission is granted in strict accordance with the approved plans. It should be noted however that:
 - (a) Any variation from the approved plans following commencement of the development irrespective of the degree of variation will constitute unauthorised development and may be liable to enforcement action.
 - (b) Variation to the approved plans will require the submission of a new planning application.
6. 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.
7. If the decision to refuse planning permission is for a householder application, and





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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 <https://www.gov.uk/appeal-planning-inspectorate#other-ways-to-apply>. 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.

8. 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.

