



High Peak Borough Council

working for our community

Application for Approval of Details Reserved by Condition

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

5

Suffix

Property Name

Address Line 1

Clifton Bank

Address Line 2

Address Line 3

Derbyshire

Town/city

Buxton

Postcode

SK17 7DS

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

Easting (x)

406554

Northing (y)

373999

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

Secondary number

Fax number

Email address

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Reference number

Date of decision (date must be pre-application submission)

Please state the condition number(s) to which this application relates

Condition number(s)

Has the development already started?

☒ Yes

☐ No

If Yes, please state when the development was started (date must be pre-application submission)

Has the development been completed?

☐ Yes

☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

☐ Yes

☒ No

Discharge of Conditions

Timber Cladding

One of the following timbers will be used for the cladding, all are considered as good timbers for cladding by the cladding industry. The durability ratings below relate to the natural durability rating (BS EN 350:2016). The cladding will be treated/preserved to further extend its life and the preservative used will allow the timber to silver to blend in with the colour of the stone currently used in the property. As a result all will result in a very similar finished appearance, with only minor variations in grain between the timbers. As all are considered suitably durable and will result in a very similar finished appearance our intention is to select the exact timber at the time of cladding based on market availability and prices.

Western red cedar: A highly-durable softwood. Its high resin content makes it naturally decay resistant even unfinished and it has a high resistance to warping and twisting.

Colour and appearance: Heartwood reddish to pinkish brown, often with random streaks and bands of darker red/brown areas.

Natural durability class: 2 (30-60 years).

Density: 370 Kg/m³

Siberian Larch: It is a highly durable, dense and stable exterior wood cladding material.

Colour and appearance: Heartwood can range from a pale yellow to a medium straw yellow in colour. It typically has a strong grain pattern with visible growth rings.

Natural durability class: 3 (15-30 years).

Average density: 690 Kg/m³.

Douglas fir: The wood is very stiff and strong for its weight, and is also among the hardest and heaviest softwoods commercially available.

Colour and appearance: Can vary in colour based upon age and location of tree. Usually a light brown colour with a hint of red and/or yellow, with darker growth rings. Fir boasts a wild, interesting grain with plenty of variety. It's also particularly strong and scratch resistant.

Natural durability class: 3 (15-30 years).

Average density: 510 Kg/m³

Windows

White PVC to match the existing windows in the property. PVC is highly durable and provides good insulation properties.

Doors

Either wood, aluminium, PVC or a composite. All materials are common in the industry and when finished have a very similar appearance. As all are common and considered suitable the intention is for the final decision on the exact materials to be made at the time it is required based on market prices.

Wood: Sustainable with good insulation properties, requires a moderate amount of maintenance.

Aluminium: Durable and lightweight, little maintenance. Can suffer from condensation, is a poorer insulator and may corrode.

PVC: Very widely used and durable material. Good thermal but lower structural strength than the other materials.

Composite: Exact properties vary depending on the construction, but provides an excellent combination of versatility, strength and thermal performance.

Roof

Slate to match the existing property.

Gutters

Black PVC to match the existing property.

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

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) 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

William Drake

Date

20/11/2024