

Subject: RE: HPK/2024/0331 & HPK/2024/0334 - 8 Henry Street, Glossop
Date: 18 December 2024 16:29:05
Attachments: [image002.png](#)

James

I think you misunderstand our respective roles, I'm happy to assist and advise Planning in technical matters, but I shouldn't have to hunt down plans etc. I'm not a statutory consultant, or a member of planning support. In this case the outlet to the flue is right next to a velux window, which is clearly unacceptable. That's not a technical issue, it's just self-evident. The applicant can suggest a resolution, and present it with a rational; they may need to speak to a ventilation specialist. Have you looked at the submitted EMAQ assessment? This suggests a separation of 20m+ is preferred, but in this case I would think "as far away as practical" and with the discharge point above the window, is a minimum.

Regards

Matthew Rhodes

Environmental Health Officer (Pollution and Environment)

High Peak Borough Council and Staffordshire Moorlands District Council

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From: James Stannard

Sent: 17 December 2024 13:32

To: Matthew Rhodes

Subject: RE: HPK/2024/0331 & HPK/2024/0334 - 8 Henry Street, Glossop

Hi Matt

I haven't heard from you on this one and just chasing an update so that I can either secure acceptable revisions or, if that is not possible, move to finalise a report and recommendation.

The applicant has asked whether there is a specific distance whereby the relationship between the flue and the velux lights would be acceptable. Can you please advise?

If there is no amenable solution, then can I please ask for a more detailed response that recommends refusal, as this will be vital in defending a refusal at appeal.

It would be great if you would get a response to me by the end of the week if possible please.

Thanks

James Stannard Planning Officer

Development Services

High Peak Borough Council and Staffordshire Moorlands District Council

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From: James Stannard

Sent: 28 November 2024 17:10

To: Matthew Rhodes

Subject: RE: HPK/2024/0331 & HPK/2024/0334 - 8 Henry Street, Glossop

Hi Matt

Thanks for the comments.

Can you recommend any alternatives or solutions to overcoming this issue (etc. alternative ventilation) or the recommendation on grounds of principle (i.e. unacceptable relationship between ground and first floor use irrespective of alternative mitigation)?

Regards

James Stannard Planning Officer

Development Services

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From: Matthew Rhodes

Sent: 28 November 2024 15:26

To: James Stannard

Subject: RE: HPK/2024/0331 & HPK/2024/0334 - 8 Henry Street, Glossop

Hi James

Refusal recommended, the kitchen flue exhaust exists close to the proposed velux window.

Matthew Rhodes

Environmental Health Officer (Pollution and Environment)

High Peak Borough Council and Staffordshire Moorlands District Council

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From: James Stannard
Sent: 20 November 2024 10:42
To: Matthew Rhodes
Subject: RE: HPK/2024/0331 & HPK/2024/0334 - 8 Henry Street, Glossop
Matt

Can you please respond to this application, having provided you with the plan that you weren't able to locate on 4th November. The application is due for determination this week therefore please prioritise these comments over other applications due later in the month and beyond.

Regards

James Stannard Planning Officer
Development Services
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From: James Stannard
Sent: 04 November 2024 14:30
To: Matthew Rhodes
Subject: FW: HPK/2024/0331 & HPK/2024/0334 - 8 Henry Street, Glossop
Hi Matt

The plan that you couldn't locate is attached in connection with the above applications.

Can you please forward comments at your earliest convenience please?

Thanks

James Stannard Planning Officer
Development Services
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From: Richard Grundy <
Sent: 31 October 2024 15:23
To: James Stannard <
Cc: Matthew Rhodes Nick Galloway
Subject: RE: HPK/2024/0331 & HPK/2024/0334 - 8 Henry Street, Glossop
Hi James,
Please find schematic attached as requested.
Best regards,

Richard

From: James Stannard

Sent: 30 October 2024 15:57

To: Richard Grundy

Subject: HPK/2024/0331 & HPK/2024/0334 - 8 Henry Street, Glossop

Hi Richard

See below from Env Health, would it be possible to send this across at your earliest convenience?

Thanks

James Stannard Planning Officer

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From: Matthew Rhodes

Sent: 29 October 2024 17:00

To: James Stannard

Subject: RE: HPK/2024/0331 & HPK/2024/0334 - 8 Henry Street, Glossop

Hi James

The diagram/schematic of the proposed system is missing from section 3.1, at least I can't see it.

Regards

Matthew Rhodes

Environmental Health Officer (Pollution and Environment)

High Peak Borough Council and Staffordshire Moorlands District Council

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From: James Stannard

Sent: 24 October 2024 10:37

To: EHealth Consultation [Matthew Rhodes](#)

Subject: HPK/2024/0331 & HPK/2024/0334 - 8 Henry Street, Glossop

Good Morning

Please find attached completed form in connection with the proposed introduction of a food floor restaurant kitchen with residential unit above.

Can you please provide comments at the earliest opportunity?

Kind Regards

James Stannard Planning Officer

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From: Richard Grundy

Sent: 24 October 2024 10:26

To: James Stannard

Cc: Nick Galloway

Subject: RE: HPK/2024/0331 & HPK/2024/0334 - 8 Henry Street, Glossop

Hi James,

Please find attached completed risk assessment for the site on Henry Street.

Best regards,

Richard

From: James Stannard

Sent: 24 September 2024 11:04

To: Richard Grundy <

Subject: RE: HPK/2024/0331 & HPK/2024/0334 - 8 Henry Street, Glossop

Hi Richard

Thank you for agreeing to the extension of time.

In order to inform our assessment with regards to potential impacts on public and residential amenity, can you please complete the form via the following link and submit:

<https://signin.riams.org/connect/documents/O1A5vhWdEFcX>

Kind Regards

James Stannard Planning Officer

Development Services

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From: Richard Grundy

Sent: Monday, September 23, 2024 5:05 PM

To: James Stannard

Cc: Nick Galloway

Subject: RE: HPK/2024/0331 & HPK/2024/0334 - 8 Henry Street, Glossop

Hi James,

Thank you for your email and I hope all is well with you. Completely understand the pressures at the planning department at present.

Thank you for your comments thus far.

Please take this email as our agreement to your proposed extension of time for determination to 14th October 2024. As always I would be grateful if any issues arise that we be notified and have time to respond before determination of the application.

Many thanks,

Richard

From: James Stannard

Sent: 23 September 2024 16:52

To: Richard Grundy <

Subject: HPK/2024/0331 & HPK/2024/0334 - 8 Henry Street, Glossop

Good Afternoon Richard

I write in connection with the above Full and Listed Building Consent applications to introduce a residential first floor flat into the premises, as well as various internal and external alterations to facilitate the development, which would include the use of the Ground Floor as a Restaurant.

Apologies for the delays in responding, I have never been as stretched as I have now in the past 8 years I have worked at HPBC.

The principle of introducing a dwellinghouse in this location is fully supported by Local Plan Policies S1, S2 and H1, together with relevant policies contained under Chapter 5 of the NPPF.

However, as the building is Listed and lies within the Conservation Area, the principle of development as a whole can only be supported whereby the development preserves or enhances the historic fabric and architectural interest of the building and wider character of the Conservation Area, in line with Local Plan Policies EQ6 and EQ7, and relevant policies under Chapter 16 of the NPPF, underpinned by Sections 66 and 72 of the Act 1990. As we do not currently have a Conservation Officer in post at the current time, I will need to seek the views of senior management as to whether we as Officers are able to make a judgement with regards to the acceptability or otherwise of the potential impact to historic assets or whether we need to seek independent external heritage expertise.

With regards to other matters, the lack of parking provision and potential conflict with LP Policy CF6 will not prejudice the application, given the highly sustainable location of the site, and its connections to the public transport network.

The only other outstanding matter is the potential impact on Residential and Public Amenity with regards to Noise and Odour, given the proposed use of the Ground Floor as a Restaurant below an independent dwellinghouse. As such, I will be requiring the views of the Council's Environmental Health Officer prior to proceeding to a recommendation, and am expecting these comments shortly.

In light of the above, I would anticipate that it will be a couple of weeks before we are in a position to determine the application, in the event that we are able to assess heritage impacts without seeking external advice and that Env Health have no objections.

With that in mind, can you please confirm your agreement to an extension until Monday 14th October, by which time I am hopeful that the applications can be determined?

Kind Regards

James Stannard Planning Officer

Development Services

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