



High Peak Borough Council

working for our community

Miss Shaw
29 Oakfield Rd
Glossop
United Kingdom
SK13 2BN

Application no: NMA/2024/0030

Determined on: 31st December 2024

Town and Country Planning Act 1990 (as amended)

NON MATERIAL AMENDMENT FOR DEVELOPMENT

Location of Development:

33 Etherow Way Hadfield Glossop Derbyshire SK13 1PS

Description of Proposal:

Application for a Non-Material Amendment in relation to application HPK/2024/0173

In pursuance of its powers under the above Act, the Council has taken the decision to **Refuse** the proposed Non Material Amendment for the above development in accordance with the following plans: EW-NMA-105 (Front and Left Elevations; Rear and Right Elevations; Ground Floor Plan); for the following reasons:

1. The proposed amendments, which will increase the size of a structure that sits forward of the principal elevation and has prominence from the street scene, are considered as a matter of planning judgement to be materially different to plans approved under HPK/2024/0173 and thereby requires full planning permission.
2. Furthermore, the change to the fenestration, which will reduce the legibility of the building by virtue of relocating the front door to the side elevation and introducing windows with a vertical emphasis (contrasting with the horizontal emphasis of the windows of the main house) results in another material change to the approved scheme.

Informative:

There is no right of appeal against this decision and if you wish to pursue these amendments you will need to submit a new planning application to amend the original scheme.

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council

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