



Heritage Statement

Variation of Condition of Planning Permission

HPK/2024/0280

3 Green Lane

Chinley

High Peak

SK23 6AA



The Asset

Mixed use building comprising a commercial unit and a 5 bedroom house. Total Sq Ft – 1896. Providing a 68% residential split.

The building is situated in a popular, semi-rural position in the heart of Chinley Village. Other commercial properties within the local geographical area include café, post office, pharmacy and takeaway. Residential properties within the local geographical area are in the main terraced houses built in or around 1900.

An end-terraced, mixed use building comprising both commercial and residential space. The building is situated in a popular, semi-rural position in the heart of Chinley Village.

The building is of entirely conventional construction for its age and type. Main walls are a mix of solid brick and cavity brick construction, with a brick facing finish, sitting under a pitched roof covered with slate.

The application seeks to vary condition no3. In relation to opening hours. The purpose of this variation is to allow the business to open later or earlier for special events. Example. New Years Eve, and or private parties.

The applicant does not currently wish to seek a variation in terms of licensing or licensable activities, and where required shall file a Temporary Events Notice, for any events outside of the current planning / licensing times. This is to offer reassurance to both the planning council and local residents that the applicant does not wish to utilise the extended opening hours on a regular basis, and is merely for the purpose of special events.

The requested amended opening times are:

0900am – 0100am

There will be no physical changes to the building in any form.

The variation in opening hours will have no impact on the historical asset.