

Application for Certificate of Lawful Development

Reference HPK/2025/0103

Proposal to Reinstate 42 Norfolk St, Glossop to a Single Dwelling

In 1993, planning permission was granted to allow 42 Norfolk St, Glossop to be turned into two flats for family use. Bernard and Sheila Higgins lived on the ground floor and Jonathan Higgins lived on the first floor. This was done to allow Jonathan a greater level of independence whilst being provided with additional support.

In 1993, the work entailed taking out an internal staircase and to put in an en-suite bathroom. The first floor was approached using an external staircase. However, all the services; gas, electricity, water and sewerage are shared between the two flats. They were not separated. This is how the house now stands.

Both Bernard and Sheila have died in the last few years. Jonathan remains in the upstairs flat with support from the rest of the family.

We now wish to return the house to a single dwelling, allowing Jonathan to move downstairs when he needs to – his mobility is becoming poor, whilst not creating a big disruption to his daily life as would be by reorganising the flats to be fully independent. To separate the services would mean a complete overhaul of the existing services within the house. In addition, we have found that all the main services are located underground on the far side of Norfolk St. This will mean a lot of disruption to traffic and neighbours.

This proposal reinstates the house to a single dwelling.

There are no changes to the exterior of the building.

There will be no change of use involved with this plan.

Attached to this statement are plans (current and proposed) with a front elevation and photographs of the building, front rear and sides.

Simon Higgins