



High Peak Borough Council

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Mr Ryan
c/o The Osborne Group,
St Peters Avenue
Reading
RG4 7DH

Application no: HPK/2024/0308

Determined on: 02/07/2025

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015

FULL PERMISSION FOR DEVELOPMENT

This permission does not carry any approval or consent which may be required under any enactment, bylaw, order or regulation (e.g. in relation to Building Regulations or the Diversion of Footpaths etc) other than Section 57 of the Town and Country Planning Act, 1990 (as amended).

Location of Development:

The George St Johns Road Buxton Derbyshire SK17 6XW

Description of Development:

Refurbishment of the Lower Ground floor level of the former George Hotel into three apartments and a commercial restaurant unit, Class E.

In pursuance of their power under the above mentioned Act, High Peak Borough Council Planning Authority, **HEREBY GRANTS PLANNING PERMISSION** for the development described above subject to the following condition(s):

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason:- To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: 193.AL(0)03 Rev D, 193.AL(0)05 Rev F, 193.AL(0)07 Rev C1, 193.AL(0)10, 193.AL(0)11.

Reason:- For the avoidance of doubt and in the interests of proper planning, in accordance with the National Planning Policy Framework.

3. Before the insertion of any new window, full details of all new windows drawn to a scale of 1:20 and including details of proposed materials, colour and opening type, shall be submitted to and approved in writing by the local planning authority and the insertion of all windows shall be undertaken in exact accordance with the details approved.





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Reason:- In the interests of preserving the historic fabric and interest of the Listed Building and the character and appearance of the Conservation Areas in accordance with Local Plan Policies EQ6 and EQ7 and relevant paragraphs under Chapter 16 of the National Planning Policy Framework.

4. The three parking spaces shown on drawing 193.AL(0)03 Rev D (Block Plan – external works layout as proposed) shall be provided prior to the first occupation of the first completed apartment (G1, G2 and G3) hereby permitted and shall be thereafter retained in perpetuity.

Reason:- In the interests of highway safety and to comply with Policy CF6 of the Adopted High Peak Local Plan 2016 and National Planning Policy Framework.

5. Prior to occupation of the residential units, detailed plans of the hard and soft landscaping proposals, including materials for all hardstanding areas based on the approved external works plan 193.AL(0)03 Rev D shall be submitted to and approved in writing by the local planning authority. The detailed landscaping plans shall also include elevations of the proposed bin store, retaining wall and barrier details materials and a schedule of all soft landscaping. Thereafter the development shall be carried out in accordance with the approved details and shall remain for the lifetime of the development.

Reason: - To ensure appropriate landscape in the interests of visual amenity, the character and appearance of the Conservation Area and listed building, nutrient neutrality and to comply with Policies EQ6 and EQ7 of the Adopted High Peak Local Plan 2016 and National Planning Policy Framework.

6. The ground floor commercial unit shall be used only as a café/restaurant falling within use class E b) (Food and drink) of the Town and Country Planning Use Classes Order (1987) (as amended) and for no other purpose falling within Class E of that order.

Reason:- To ensure that any alternative uses can be assessed by the Local Planning Authority ensuring that the use is capable with the other uses in the building which is predominantly residential in accordance with Local Plan policy EQ6 of the High Peak Local Plan and National Planning Policy Framework.

7. The café/restaurant hereby approved shall only be operational between Sunday to Thursday 08:00 until 23:00 and Friday and Saturday 08:00 until 23:00. The external terrace areas shall cease to be used by 22:30 on all evenings.

Reason:- To ensure that the use does not cause any undue disturbance to residential amenity Local Plan policy EQ6 of the High Peak Local Plan and National Planning Policy Framework.

8. Construction and associated deliveries to and from the site shall not take place outside 07:30 to 18:00 hours Mondays to Fridays, 08:30 to 14:00 hours on Saturdays nor at any time on Sundays or Bank Holidays.

Reason:- To protect the amenities of the area and to comply with Policies E10 and CF6 of the





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Adopted High Peak Local Plan 2016 and National Planning Policy Framework.

9. Prior to commencement of the development hereby permitted details of a construction management plan shall be submitted to and approved in writing by the Local Planning Authority. The approved plan shall be adhered to throughout the demolition/construction period. The plan/statement shall include but not be restricted to:

- Parking of vehicle of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
- Advisory routes for construction traffic;
- Any temporary access to the site;
- Locations for loading/unloading and storage of plant, waste and construction materials;
- Method of preventing mud and dust being carried onto the highway; •Arrangements to receive abnormal loads or unusually large vehicles;
- Highway Condition survey;
- Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.

Reason:- To protect the amenities of the area and in the interests of highway safety and to comply with Policy CF6 of the Adopted High Peak Local Plan 2016 and National Planning Policy Framework.

10. The Development hereby approved shall not be occupied/brought into use until sheltered, secure and accessible bicycle parking has been provided in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority. The storage area shall be maintained for this purpose thereafter.

Reason:- To promote sustainable travel and healthy communities and to comply with Policy CF6 of the Adopted High Peak Local Plan 2016 and National Planning Policy Framework.

Informative

1. The applicant is advised that further applications for planning and/or listed building consent may be required for the installation of any external flues for the proposed café/restaurant. Advertisement and listed building consent may also be required for any signage relating to the commercial premises.
2. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraph 39 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area





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X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council





NOTES

1. Approval under the Building Regulations may also be required. Advice in this respect can be obtained by contacting DBCP Limited, Web: dbcp.co.uk; Email: info@dbcp.co.uk ; Tel: [0333 880 2000](tel:03338802000).
2. Where a vehicle is often driven across a grass verge or kerbed footway to and from premises adjoining a highway, the occupier of the premises may, be required to pay the cost of construction of a crossing, and/or may be required to comply with conditions, imposed by the Authority. You should contact the Highway Authority at Derbyshire County Council.
3. This consent is granted subject to conditions and it is the owner(s) and the person(s) responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond. **A fee is payable to us for the discharge of condition. Please refer to our web site : www.highpeak.gov.uk for details.** If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a "condition precedent". The following should be noted with regards to conditions precedent:
 - (a) If a condition precedent is not complied with, the whole of the development will be unauthorised and you may be liable to enforcement action.
 - (b) Where a condition precedent is breached and the development is unauthorised, the only way to rectify the development is the submission of a new application.
4. Other conditions on this permission must also be complied with. Failure to comply with any condition may render the owner(s) and the person(s) responsible for the implementation of the development liable to enforcement action.
5. The permission is granted in strict accordance with the approved plans. It should be noted however that:
 - (a) Any variation from the approved plans following commencement of the development irrespective of the degree of variation will constitute unauthorised development and may be liable to enforcement action.
 - (b) Variation to the approved plans will require the submission of a new planning application.
6. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
7. If the decision to refuse planning permission is for a householder application, and





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you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice. All other types of development have a 6 month deadline for submission of appeals. Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at <https://www.gov.uk/appeal-planning-inspectorate#other-ways-to-apply>. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

8. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

