



High Peak Borough Council

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Mrs Emma Hall
Plans and Design
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High Peak
United Kingdom
SK23 9RG

Mr Gouldburn
Rowton Grange Road
Chapel-en-le-Frith
Derbyshire
SK23 0HD

Application no: HPK/2025/0045

Determined on: 12/08/2025

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

REFUSAL OF PLANNING PERMISSION

Location of Development:

9 THE ROYAL BANK OF SCOTLAND PLC Market Street Chapel-En-Le-Frith Derbyshire
SK23 0HL

Description of Development:

Variation of Conditions 2, 3 and 6 in relation to HPK/2023/0477

High Peak Borough Council in pursuance of powers under the above mentioned Act hereby **REFUSE** to permit the development described above in accordance with plans ref:

- Deacons Bank Heritage Statement Rev A
- Noise impact Assessment
- Variation of conditions statements
- Site plan (DB/PL/01/B)
- Elevations (DB/PL/02/A)
-

for the reason(s) specified below:-

1. The retention of the timber cladding to the store building would cause visual harm to the conservation area and the grade II listed host building. The requirement of rendering was secured in the interests of visual amenity and the character and appearance of the area in accordance with Policies EQ6 and EQ7 of the High Peak Local Plan 2016 and the National Planning Policy Framework. The harm to the designated heritage assets would not be outweighed by any public benefits.





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2. The restriction on amplified music is considered necessary to preserve the residential amenity of neighbouring properties, in accordance with Policy EQ6 of the High Peak Local Plan. The introduction of amplified music in the outdoor seating area would result in an unacceptable impact on the amenity of nearby residents contrary to Policy EQ6 and the National Planning Policy Framework.

Informatives

It is considered that the proposals are contrary to Local Plan Policies EQ6 and EQ7 of the High Pak Local Plan 2016 and Chapter 16 of the NPPF. It is considered that the applicant is unable to overcome such principle concerns and thus no amendments to the application were requested.

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council





NOTES

1. 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.
1. If the decision to refuse planning permission is for a householder application, and 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.
2. If this is a decision to refuse planning permission for a minor commercial application, and 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.
3. If this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
4. If you want to appeal against your local planning authority's decision for any other type of development, including listed building consents then you must do so within 6 months of the date of this notice Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk>
5. The Secretary of State can allow a longer period for giving notice of an appeal, but 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 the Secretary of State 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.
6. 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



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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.

