

182 Green Lane,
Burbage,
Buxton,
Derbyshire.
SK17 9DE
3rd October 2025

HPBC Planning department,
Buxton Town Hall,
Market Place,
Buxton.
SK17 6EL
(copy to A Tech & E Copstick)

Dear Sirs,

Re: planning application number: HPK/2025/0107 - E. Copstick, 111 Macclesfield Road, Buxton.

I am the neighbour at the rear of Mr Copstick's property that is subject to the planning permission referenced above. I made no objection at the time of the planning consultation, as the planning application did not include the demolition and rebuilding of my boundary wall that backs onto Mr Copstick's rear garden (it shows a second wall being built up to my boundary, which I was happy with).

On 24th September, I was handed some paperwork by Mr Copstick from Andy Flannigan of A-Tech Architectural Design Ltd. regarding my boundary wall. This is essentially a new proposal to demolish my boundary wall, citing that it is 'unstable'. The wall is not unstable, but Mr Copstick's work included demolishing a shed that was built up to my boundary wall, so he may have caused some instability during that work – which, if this is the case, he will clearly need to put right.

Mr Flanagan in his letter (attached) states that 'the wall will be built on the same line, using the same materials and dimensions as the existing structure – but when Mr Copstick came to discuss with me, he told me that he plans to build the wall back to a higher level (he did not confirm what height).

Also in his letter Mr Flanagan also states in his proposal (page 2) he would be quite happy to carry out free photographic condition record of the relevant areas of my property before any work begins, which will also clearly show that my wall is not 'unstable'. I may take him up on this proposal.

An additional point is that I have a very healthy, established cherry tree on my border. Mr Copstick stated to me that he can't guarantee that the tree will survive when the wall is rebuilt. I am not happy with this outcome and want to keep my tree as is.

Whilst in principle, I do not have an objection to Mr Copstick rebuilding my boundary wall to the exact current dimensions, in practice I am understandably sceptical that this is actually his intent, given what he has said to me verbally that he wants to make it higher. I therefore need some further information and confirmation of answers to my questions, as follows:

- Why does Mr Copstick say he wants to build my boundary wall back higher than it currently is, which is not what his surveyor states in his letter?
- Is the building work still going to go ahead in line with the plans submitted and agreed under the planning consent that has been granted by HPBC?

- Particularly, is there still going to be an internal wall built on Mr Copstick's side of my boundary wall, to support the roof spurs and slate roof of his proposed sun house, per the drawings approved by HPBC?
- If the building work is not going to be carried out to the approved plans – why not – and what, therefore, will be supporting the spurs and roof of the proposed sun house?

I have also received a FORM 1 from Mr Flanagan. As I am not in a position to consent to the works, given I have insufficient information available to me at present (per above questions), I don't have a choice other than to return that I DO NOT CONSENT to the proposed works, until I have more information provided to me.

I clearly need to retain ownership of my boundary wall and do not under any circumstances want it to be incorporated into Mr Copstick's proposed sun house building – so it is critical that I get the answers I need as soon as possible.

I do not wish to have any disputes with my neighbour, but hopefully understandably, I require this further information and assurances about the build and adherence to plans approved by HPBC *before* any proposed work is carried out in relation to or in the vicinity of my boundary wall.

I would appreciate High Peak Borough Council's help with this matter. Please can someone arrange to come and visit to view the site, the plans and to discuss the matter with me.

Kind Regards,

AG Elliott

FORM A

ACKNOWLEDGEMENT OF NOTICE

under the Party Wall etc. Act, 1996 ("the Act"), Section 2

Date: 6th October 2025

FAO: ANDY FLANAGAN, A-TECH ARCHITECTURAL DESIGN LTD.

Date of Notice Received: 24th September 2025

Address of Property Affected by the Works:

182 Green Lane, Burbage, Buxton. SK17 9DE

Building Owner's Address (the neighbour doing the work):

111 Macclesfield Road, Buxton

☐ I/We **CONSENT** to the proposed works as described in the Notice

No further action is required. I/we do not require the appointment of a surveyor.

☒ I/We **DO NOT CONSENT** to the proposed works at this stage

A dispute is now considered to have arisen under the Act. I/we choose one of the following:

- ☐ I/we agree to the appointment of a **single surveyor** (an "agreed surveyor") to act for both parties.

Suggested agreed surveyor: _____

- ☒ I/we wish to **appoint our own surveyor**.

Name of surveyor (if known): NOT YET KNOWN

Contact details (if known): NOT YET KNOWN

Signatures:

Signature 1: [Signature]

Print name: A G ELLIOTT Date: 6/10/25

Signature 2 (if applicable): _____

Print name: _____ Date: _____

Optional Comments Page:

Please see attached 2 page letter to
HPBC, copied to A-Tech and E. Copstick.

A-Tech Architectural Design Ltd
Tideswell Community Hall, Church Lane, Tideswell, Derbyshire SK17 8PD
01298 601400
info@a-tech.studio
www.a-tech.studio

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Date: 24.09.25

Ref: Garden boundary wall work at 111 Macclesfield Road

Notice under the Party Wall etc. Act 1996

I am writing on behalf of Mr Elliot Copstick of 111 Macclesfield Road regarding proposed works to the garden boundary wall shared with your property. As the wall straddles the boundary, it is considered a "party fence wall" under the Party Wall etc. Act 1996 ("the Act"), and as such, formal notice is required before any work can be carried out.

Enclosed with this letter is a formal Notice of Proposed Works (Form 1), issued in accordance with the Act, along with a Response Form (Form A) for you to complete and return.

Description of Proposed Works:

It is proposed to carefully demolish the existing structurally unstable garden boundary wall, which straddles the boundary between 111 Macclesfield Road and the neighbouring property. The wall will be rebuilt on the same line, using the same materials and dimensions as the existing structure, to match the original appearance as closely as possible. The works will be carried out in a manner that minimises disruption to the adjoining property, and appropriate safety measures will be taken throughout the process.

Due to the structurally unstable condition of the wall and the associated safety concerns, I would be grateful if you would consider consenting to an earlier start date. If you are happy for the work to proceed before the 2-month notice period ends, please confirm this in writing.

FORM 1
NOTICE OF PROPOSED WORK
under the Party Wall etc. Act, 1996 ("the Act"), Section 2

Date of Notice: 24.09.25

To:

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From (Building Owner): Mr Elliott Copstick
111 Macclesfield Road
Buxton

Nature of Proposed Works:

The proposed works are being carried out under Section 2(2) of the Act. The nature of the work is as follows:

Proposed reconstruction of the existing structurally unstable garden boundary wall, which straddles the boundary between 111 Macclesfield Road and the neighbouring property. The wall will be rebuilt on the same line, using the same materials and dimensions as the existing structure, to match the original appearance as closely as possible. The works will be carried out in a manner that minimises disruption to the adjoining property, and appropriate safety measures will be taken throughout the process.

Proposed Start Date of Works:

29th September by specific agreement only

Should the proposed details change in any way or additional works be required that may affect the party wall, your consent will be sought again prior to the work proceeding.

Please complete and return the enclosed Response Form (Form A) whether you consent to or dissent from the proposed works.

If no response is received within 14 days, the law treats this as a dissent, and a formal resolution process will begin under the Act, including the appointment of surveyors. Please see the appended FAQ sheet sent with our covering letter.

Signed:



Andy Flanagan on behalf of Elliott Copstick
22.09.25