



High Peak Borough Council

working for our community

Application for Removal or Variation of a Condition following Grant of Planning Permission or
Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation
Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Storage Buildings To The West Of High Hill Road New Mills Derbyshire SK22 4HQ

Applicant Details

Name/Company

Title

Mr

First name

Neil

Surname

Houlihan

Company Name

Detail Homes

Address

Address line 1

Chicken Shed

Address line 2

Hillside Farm

Address line 3

Werneth Low Road

Town/City

Romiley

County

Country

Postcode

SK6 4PY

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

First name

Simon

Surname

Plowman

Company Name

Plan:8 Town Planning Ltd

Address

Address line 1

M10 Maxron House

Address line 2

Green Lane

Address line 3

Romiley

Town/City

Stockport

County

Country

United Kingdom

Postcode

SK6 3JQ

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Demolition of existing storage buildings and erection of 6 two storey dwellings (arranged in a terrace).

Reference number

HPK/2025/0018

Date of decision (date must be pre-application submission)

29/05/2025

Please state the condition number(s) to which this application relates

Condition number(s)

2 and 6
2 = Plan numbers
6 = Obscure Glazing

Has the development already started?

☐ Yes

☒ No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

This statement supports a Section 73 application to vary Condition 2 of planning permission HPK/2025/0018 (granted 29th May 2025) by substituting drawing 082-006 Rev F amending the internal layout of Unit 3 at first floor level. The amendment is necessary as the approved layout has implications on viability and deliverability of 6 houses. The amendment replaces the approved "Home Office" at first floor rear with "Bed-2", relocating all three bedrooms to first floor level and removing the loft conversion. There are no external changes whatsoever - the development remains six two-storey dwellings with identical external appearance. The amendment is justified by compelling material considerations: (1) support from neighbouring occupiers at 12 Watford Bridge Road; (2) SPD paragraph 8.8.6 requiring flexibility where high quality design is demonstrated; (3) the extension at No.12 is unbuilt - the window does not exist; (4) High Peak has only 2.85 years housing land supply, engaging the tilted balance; (5) NPPF paragraph 130(c) requires flexibility for efficient use of brownfield sites. Please see our supporting planning statement.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan 082-001 Rev C

DETAIL-082-003 Rev-K - Proposed Site Plan. At three scales: 1:200 (A2), 1:200 (A3), and 1:100 (A1)

DETAIL-082-006 Rev-G - Proposed First Floor (Block) Plan Scale: 1:100 (A3)

DETAIL-082-007 Rev-F - Proposed Roof Plan Scale: 1:100 (A3)

DETAIL-082-008 Rev-E - Proposed Elevations Scale: 1:100 (A1) Shows Front (South) Elevation, Rear (North) Elevation (Street Scene), Side (East) Elevation (Unit-1), and Side (West) Elevation (Unit-6)

DETAIL-082-009 Rev-C - Typical Section (Unit-1) Scale: 1:50 (A3)

6. All windows serving a bathroom, shall be obscure glazed. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or as subsequently may be amended or re-enacted) this/these window(s) shall not be re-glazed with any transparent materials or enlarged or otherwise altered, nor shall any additional door, window or other opening be formed in that elevation unless a further planning permission has first been granted on application to the Local Planning Authority.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

☒ The agent

☐ The applicant

☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes

☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☐ Yes
☒ No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- ☒ Yes
☐ No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- ☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

M10 Maxron House

Address Line 2:

Green Lane

Town/City:

Romiley

Postcode:

SK6 3JQ

Date notice served (DD/MM/YYYY):

28/10/2025

Person Family Name:

Person Role

- ☐ The Applicant
☒ The Agent

Title

First Name

Surname

Declaration Date

☒ Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Simon Plowman

Date

11/11/2025