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High Peak Council
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Dear Ben

**Application under Section 73 of the Town and Country Planning Act 1990 (As Amended) to Vary Conditions 1 and 2 of Reserved Matters Permission Reference HPK/2023/0337
Former Shire Hill Hospital, Bute Street, Glossop**

Introduction

On behalf of our client, Cube Homes Limited, Nexus Planning is submitting this application under Section 73 of the Town and Country Planning Act 1990 (as amended) to vary Conditions 1 and 2 attached to Reserved Matters Permission Reference HPK/2023/0337, approved on 3 May 2024.

Condition 1 lists the approved plans and Condition 2 lists the approved house type plans as outlined within the House Type Brochure.

This Section 73 application relates specifically to updates associated with the building known as the Administration Block, which is situated within the middle of the wider application site at the former Shire Hill Hospital in Glossop. No other changes are proposed to the approved development, both in terms of the proposed layout of the wider site or any other associated technical matter.

Specifically, the application seeks approval for the reinstatement of the Administration Block following the demolition of two facades of the building. Except for the rebuilding of the now demolished facades in the existing, reclaimed materials, the wider design concept of the Administration Block remain as previously approved.

The application is supported by the following drawings:

- Proposed House Type Brochure Reference: 21017_HTB_05
- Drawing Reference: 2017-06C – ‘Illustrative Street Scenes’
- Drawing Reference: 2635-0070-P04 – ‘Demolition – Plan’
- Drawing Reference: 2635-0071-P03 – ‘Demolition - Elevation’
- CGIs of the Proposed Administration Block

All other drawings listed under Condition 1 of Reserved Matters Permission Reference HPK/2023/0337 remain as previously approved.

In addition to the above, enclosed is a Method Statement, providing further information in respect of the method by which the Administration Block will be reinstated.

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This application is submitted concurrently to a Section 96A application, which seeks to amend the description of development of the original outline consent (reference HPK/2019/0316) to allow for the partial retention and partial rebuilding of the block. The proposed amendment to the description of development on the outline consent is as follows:

‘Redevelopment of the Shire Hill Hospital site for residential development including partial demolition and partial rebuilding of the former Administration Building’ (amends underlined).

This Section 73 application therefore seeks to regularise the approved pack of planning drawings to reflect the updates.

Overview and Context

This Section 73 application specifically relates to the Reserved Matters Permission approved on 3 May 2024 (reference HPK/2023/0337). The Reserved Matters application related to the approval of appearance, landscaping, layout and scale for the erection of 40 dwellings, together with associated access, parking and landscaping works at the former Shire Hill Hospital site in Glossop. The Reserved Matters approval lists a series of planning drawings at Conditions 1 and 2 which includes the works proposed to the Administration Block. This application seeks to update this list of approved drawings.

The original outline consent allowed for the retention and refurbishment of the Administration Block, which was then continued through to the Reserved Matters approval. Work has commenced on site to deliver the scheme and part of the Administration Block has subsequently been demolished. There is a commitment by the applicant to rebuild the Administration Block following this partial demolition.

Importantly, the front façade has remained on site, along with the Barn on the end of the block (and associated side façade to the Administration Block). These will both continue to be retained as part of the new proposal and have been safely and securely protected on site. All works have ceased on site whilst the design of the building is agreed with the Council, including the method of reinstatement of the block.

Given the above, we are now submitting the enclosed application specifically to agree the scope of the reinstatement of the Administration Block, to take account of the elements of the facades which now require rebuilding. As set out previously, other than the requirement to rebuild elements of the building, all other design features remain as permitted, including entrances, windows, roofline and the wider design approach. The sole amendment is therefore the reinstatement of the façade material along the two facades now removed on site. The proposed Administration Block is clearly shown on the enclosed CGIs, demonstrating the exceptionally high quality of the scheme and that the scheme remains as previously approved at the site.

The concurrent Section 96A application simply seeks to amend the description of development from the original outline consent to allow for partial retention and partial rebuilding of the block. This Section 73 application therefore seeks to regularise the approved pack of planning drawings to reflect the updates.

Relevant Planning History

In 2019, an outline application was submitted at the site, with all matters reserved except access (reference HPK/2019/0316). Initially, this application was for a total of 77 dwellings, however this was later amended to 52 units

but with full details of access provided. An appeal was lodged on the grounds of non-determination, and planning permission was granted on 5 September 2022 by the Planning Inspectorate (reference APP/H1033/W/21/3286543).

The Reserved Matters (appearance, landscaping, layout and scale) for the erection of 40 dwellings were approved on 3rd May 2024. The Reserved Matters consent approves a list of planning drawings under Condition 1, including the details of the works proposed to the Administration Block within the site, which is the focus of this planning application.

Subsequent to the above, two non-material amendment applications have been approved by High Peak, as follows:

- To amend the wording of pre-commencement conditions to enable below ground and demolition works to commence in the first instance (reference NMA/2024/0035, approved 31st December 2024); and
- To amend the design of the roof (reference NMA/2025/0025, approved 12th August 2025).

In addition, a series of discharge of condition applications have been submitted to the Council, to firstly approve the details required prior to demolition, and secondly to approve the details required prior to above ground works (references DOC/2025/0004 and DOC/2025/0007). Works on site subsequently commenced following the granting of the discharge of condition applications.

A third discharge of condition application is currently sat undetermined with the Council and which we request is progressed upon the granting of this application.

The Proposed Amendments

As set out above, this application seeks to amend Conditions 1 and 2 attached to Reserved Matters Permission HPK/2023/0337. The amendments relate solely to the rebuilding of the Administration Block following its partial demolition. The overarching design of the block will remain as previously approved, other than for the now reinstatement of the demolished elements of the building.

Condition 1 lists the approved plans and Condition 2 lists the approved house type plans as outlined within the house type brochure. We are requesting that the following drawings and documents are approved, and that these replace those listed on the Reserved Matters permission:

- Proposed House Type Brochure Reference: 21017_HTB_05
- Drawing Reference: 2017-06C – ‘Illustrative Street Scenes’

No wider changes are proposed to the approved layout or any other technical element associated with the proposal. As such, the matters of consideration to this application relate only to the method of rebuilding of the Administration Block, and therefore do not raise any new planning policy considerations.

Full details in respect of the reinstatement of the building are shown on the attached updated drawing pack, and the detailed Method Statement submitted. These show clearly how the existing materials still present on site can be reused to rebuild the Administration Block and that the overarching design will be reflective and respectful of the historic elements of the building. Importantly, the design of the building remains as previously approved by the Council, which was considered in detail by officers as part of the Reserved Matters application.

As was the case with the scheme permitted under the Reserved Matters application and shown on the enclosed CGIs, all elements of the Administration Block will be rebuilt sensitively, drawing on the historic linear frontage and

retaining the legibility of the east to west alignment of the earlier Workhouse and Infirmary buildings within the proposed layout of the site. The scale and massing of the rebuilt block reflects the original buildings, whilst removing the later, modern additions previously present on the site. Again, this position reflects that which has already been approved by the Council.

The updated drawings now also include the revised roof line as previously approved under the non-material amendment application reference NMA/2025/0025, and therefore seeks to regularise the overarching approved scheme.

The overarching result will be a high quality scheme, which not only retains the important heritage elements of the building, but also ensures that the proposed dwellings are built to highly sustainable and modern standards, which also protects the future longevity of the scheme.

Summary and Conclusions

This planning application seeks approval for an amended approach to the rebuilding of the Administration Block, which forms part of the former Shire Hill hospital development scheme. The application relates solely to the Administration Block element of the scheme, and no further amendments are being proposed to the wider site layout or any other technical element of the proposal. Furthermore, no changes are proposed to the overarching design of the Administration Block other than for the reinstatement of the now demolished elements of the building.

In light of the above, the application is submitted under Section 73 to amend Conditions 1 and 2 of the Reserved Matters Permission Reference HPK/2023/0337, approved on 3 May 2024. The application therefore seeks to approve an updated set of planning drawings, specifically in respect of the proposed works to the Administration Block.

The proposed amendments are shown on the enclosed drawings, and have come about due to the requirement to now undertake a partial rebuild of the building. All elements will be rebuilt sensitively, drawing on the historic linear frontage. The scale and massing of the rebuilt block reflects the original buildings, whilst removing the later, modern additions previously present on the site.

Given the above, we are of the view that the proposed changes are considered to represent minor amendments in accordance with the provisions of Section 73.

We look forward to discussing this application with you and moving matters forward in respect of the delivery of the much needed approved housing at the application site. Please do not hesitate to contact me should you have any queries or require any additional information.

Yours sincerely



Heather Lindley-Clapp
Director