



High Peak Borough Council
working for our community

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CUBE HOMES
C/O AGENT

Application no: NMA/2026/0002

Determined on: 6th February 2026

Town and Country Planning Act 1990 (as amended)

REFUSAL OF NON MATERIAL AMENDMENT FOR DEVELOPMENT

Location of Development:

FORMER SHIRE HILL HOSPITAL Bute Street Glossop Derbyshire SK13 7QP

Description of Proposal:

Non Material Amendment in relation to APP/H1033/W/21/3286543 to amend proposal description

In pursuance of its powers under the above Act, the Council hereby **Refuses** the proposed non material amendment for the above development in accordance with the application valid by the Local Planning Authority on 20/01/2026 and plans accompanying the application titled: Location Plan for the following reasons:

1. Planning permission HPK/2019/0316 (APP/H1033/W/21/3286543) granted planning permission for the retention and conversion of the former Administration Building and it is considered that the revised description of development to reference partial demolition and partial rebuilding, amounts to a material amendment to the approved scheme.

Informative

The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 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. The applicant was advised prior to submission that the proposed changes were material. There is no right of appeal against this decision and if you wish to





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pursue these amendments you will need to submit a new planning application to amend the original scheme.

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council

