



High Peak Borough Council

working for our community

02/03/2026

Ref: DOC/2025/0066

Ms Sarah Foster
Panorama Planning Ltd
3/2 Lauderdale Street
Edinburgh
Edinburgh City
EH9 1DF

Dear Ms Sarah Foster

**DOC/2025/0066 - Discharge of Conditions 3, 4, 6 in relation to application
HPK/2024/0456 at THE ROYAL OAK 11 Market Street, Chapel-En-Le-Frith**

I can confirm that:

Condition 3 (Materials):

Notwithstanding the details shown on the approved plans, development shall not commence until samples of the types and colours of all facing materials, tiles, hard surfaces, and balcony railings have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason:-To preserve the setting of the listed building and preserve the character of the conservation area in accordance with Policies EQ6 and EQ7 of the High Peak Local Plan 2016 and Section 16 of the National Planning Policy Framework.

The Conservation Officer has confirmed that the submitted samples appear to be a good match for the principle listed building and raised no objections to the discharge of Condition 3.

Therefore Condition 3 can be discharged in accordance with the submitted Covering Letter 2 (dated 24/02/2026), Materials Contact Sheet (received 18/09/2025) and The Original Conservation Rooflight detail (Drawing no. CR_WRSF_LS_B)

Condition 4 (Joinery Details):

Prior to the insertion of any new external windows or doors, full details including sectional details drawn to a scale of 1:20 and including details of materials, colour and opening type, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: - To preserve the setting of the listed building and preserve the character of the conservation area in accordance with Policies EQ6 and EQ7 of the High Peak Local Plan 2016 and Section 16 of the National Planning Policy Framework.

The submitted details show uPVC windows and doors, uPVC is not usually permitted for use on Listed Buildings however given the presence of uPVC windows as existing which although do not benefit from Listed Building Consent from google imagery have been in situ on the principle elevation of the Royal Oak since at least 2009, in excess of 10 years. Following updated comments from the Conservation Officer the updated Covering Letter, Sectional Details and submitted supporting information the holding objection with regards to the discharge of Condition 4 has since been removed.

Therefore given the existing presence of uPVC on the Listed Royal Oak building Condition 4 can be discharged in accordance with the submitted revised details, Covering Letter 2 (Dated 24/02/2026), M70 Veka Matrix Fully Sculptured Residential and French Doors Technical Drawing (Received 18/09/2025) in anthracite, M70 Veka Matrix Fully Sculptured Casement Window Technical Drawing (Received 18/09/2025) in anthracite and Proposed Door/Window (Drawing no. Door/Window 01).

Condition 6 (Drainage):

Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:

- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;*
- (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);*
- (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;*
- (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and*
- (v) Foul and surface water shall drain on separate systems.*

The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. Thereafter the approved drainage scheme shall implemented in accordance with the approved details.

Reason: - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

The above Pre-commencement condition was requested by United Utilities. As part of this discharge of condition application United Utilities have raised no objection to the discharge of Condition 6.

Therefore Condition 6 can be discharged in accordance with Covering Letter 2
(Dated 24/02/2026) and Soakaway Calculations (Project no. 2060 Dated July 2025)

If you require any further assistance, please contact Stuart.Talbot@highpeak.gov.uk

Yours faithfully

02/03/2026

X 

Jane Colley

Signed by: Jane Colley Signature

Jane Colley
Principal Planning Officer