

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



# High Peak Borough Council

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

Mrs Lucy Bradshaw  
C/o Agent

Application no: HPK/2025/0376

Determined on: 20<sup>th</sup> March 2026

## Town and Country Planning Act 1990 Town and Country Planning (Development Management Procedure) (England) Order 2015

### FULL PERMISSION FOR DEVELOPMENT

This permission does not carry any approval or consent which may be required under any enactment, bylaw, order or regulation (e.g. in relation to Building Regulations or the Diversion of Footpaths etc) other than Section 57 of the Town and Country Planning Act, 1990 (as amended).

#### Location of Development:

Old Dane Hey , Lane End , Combs , Chapel-En-Le-Frith , Derbyshire , SK23 9UT

#### Description of Development:

Proposed conversion of disused building to self-build dwelling

In pursuance of their power under the above mentioned Act, High Peak Borough Council Planning Authority, **HEREBY GRANTS PLANNING PERMISSION** for the development described above subject to the following condition(s):

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: - To comply with the provisions of Section 51 of the Town and Country Planning, Planning and Compulsory Purchase Act, 2004.

2. The development hereby approved shall be carried out in accordance with the following submitted plans and subject to the following conditions and/or modifications: -

A1 BARNS-EXISTING-EXISTING BARN 01  
A1 BARNS-EXISTING-EXISTING BARN 02  
A1 BARNS-EXISTING-EXISTING BARN 03  
A1 BARNS-FOR PLANNING-block plan 01  
A1 BARNS-FOR PLANNING-PROPOSED 01  
A1 BARNS-FOR PLANNING-PROPOSED 02  
A1 BARNS-FOR PLANNING-PROPOSED 03  
LOCATION PLAN

Reason: - For the avoidance of doubt and in the interests of proper planning and in





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accordance with the National Planning Policy Framework.

3. The development hereby permitted shall be constructed as a self-build or custom-build dwelling within the definition of self-build or custom-build housing in the 2015 Self-Build and Custom Housebuilding Act (as amended by the 2016 Housing and Planning Act or as defined within relevant successor legislation):

For a period of 3 years from the completion of the dwelling, hereby permitted, the occupation of the dwelling shall be limited to Mrs Lucy Bradshaw, their spouse, partner, widow or widower and to any resident dependents and the dwelling shall be their sole or main place of residence.

Reason: To ensure that the development remains a custom / self-build development and is therefore, a genuine exemption to Biodiversity Net Gain requirements in accordance with Schedule 7A of the Town and Country Planning Act 1990

4. If during development any contamination or evidence of likely contamination is identified that has not previously been identified or considered, then the applicant shall submit a written scheme to identify and control that contamination. This shall include a phased risk assessment carried out in accordance with the procedural guidance of the Environmental Protection Act 1990 Part IIA, and appropriate remediation proposals, and shall be submitted to the Local Planning Authority for written approval without delay. The approved remediation scheme shall be implemented to the satisfaction of the Local Planning Authority.

Reason - To ensure that the proposed development meets the requirements of the National Planning Policy Framework in that all potential risks to human health, controlled waters and wider environment are known and where necessary dealt with via remediation and or management of those risks.

5. All construction works and deliveries shall be restricted to the following times of operations.

- 08:00 - 18:00 hours (Monday to Friday);
- 08:00 - 13:00 hours (Saturday)
- No working is permitted on Sundays or Bank Holidays.

Reason - To avoid the risk of disturbance to neighbouring dwellings from noise during unsocial hours.

6. Any waste material associated with the demolition, renovation or construction shall not be burnt on site but shall be kept securely for removal to prevent escape into the environment.

Reason: To protect the amenities of the area during construction

7. The development hereby approved shall not be occupied until details of the foul and surface water drainage scheme have been submitted to and approved in writing by the local authority. The sustainable drainage system shall be implemented in accordance with the approved details before the development is first brought into use. Planning Practice Guidance and section H of the Building Regulations 2010 detail surface water disposal hierarchy, this is to be followed. No surface water shall enter the foul or combined water systems by any means. The approved foul and surface water disposal strategy shall be managed and maintained in



accordance with the approved scheme and maintained at all times thereafter.

Reason - To prevent the increased risk of flooding both on and off site and to ensure that satisfactory drainage facilities are provided to serve the site.

8. The development hereby permitted shall not be brought into use until the parking area has been provided in accordance with the approved plans. The parking area shall thereafter be retained unobstructed as parking area for the life of the development.

Reason: - In the interests of highway safety and to keep vehicles off the lane.

9. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 1995 (as amended by The Town and Country Planning (General Permitted Development) Order 2015), or any Order revoking or re-enacting or amending that Order with or without modification, no development within Schedule 2, Part 1 Classes A, B, C, D, E and AA and Part 2, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) shall take place on the dwelling house hereby permitted or within its curtilage.

Reason: To prevent inappropriate development and protect the building's rural character in accordance with Local Plan Policies EQ2 and EQ3.

10. The dwelling shall not be used as holiday accommodation, be sub let as short-term letting or any form of commercial visitor accommodation unless otherwise agreed in writing by the Local Planning Authority.

Reason: The site is located in an unsustainable rural location where such uses would be likely to increase travel demand and reliance on the private car. The restriction is therefore necessary to ensure the development remains in permanent residential use in accordance with Policies S1 and CF6 of the High Peak Local Plan.

11. The external walls of the development shall be constructed in natural stone to match the existing building in colour, texture, coursing and pointing and the roof shall be clad in natural slate. The development shall be carried out and thereafter retained as such.

Reason: To ensure that the development preserves the character and appearance of the existing rural building and its wider countryside setting, in accordance with Policies S1, EQ3 and EQ6 of the High Peak Local Plan.

12. The dwelling hereby approved shall not be occupied until full details of all windows and doors have been submitted to and approved in writing by the Local Planning Authority. The details shall include the design, materials, finish, method of opening, glazing specification and reveal depths. The windows shall be installed in accordance with the approved details prior to the first occupation of the dwelling and shall thereafter be retained.

Reason: To ensure that the design and appearance of the windows respects the character of the existing rural building and its setting, in accordance with Policies S1, EQ3 and EQ6 of the High Peak Local Plan 2016.



13. The dwelling hereby approved shall not be occupied until details of all boundary treatments have been submitted to and approved in writing by the Local Planning Authority. The details shall include the location, height and materials of all walls, fences, gates and other means of enclosure. The boundary treatments shall be completed in accordance with the approved details prior to the first occupation of the dwelling and shall thereafter be retained.

Reason:- In the interests of the visual character of the landscape and in accordance with Policies S1, EQ3 and EQ6 of the High Peak Local Plan 2016.

14. This permission relates only to the conversion of the building indicated on the approved plans. It does not grant or convey any consent or permission for any works of demolition, reconstruction, construction or alteration affecting the external appearance of the building, except where such works are indicated in Section 5 of the submitted structural report by Peak Engineers Document NO. R3728-001 dated 16/9/2025.

Reason: In the interests of visual amenity and the building and wider landscape, in accordance with Policies S1, EQ3 and EQ6 of the High Peak Local Plan 2016.

15. The dwelling hereby approved shall not be occupied until details of the provision of bird and bat boxes have been submitted to and approved in writing by the Local Planning Authority. The details shall include the number, type and location of the boxes to be installed. The approved bird and bat boxes shall be installed in accordance with the approved details and prior to the first occupation of the dwelling and shall thereafter be retained as such.

Reason: To enhance biodiversity and provide opportunities for protected and priority species, in accordance with Policies S1 and EQ5 of the High Peak Local Plan.

16. No removal of vegetation, demolition, or external works to the building fabric that may affect nesting birds shall take place during the bird nesting season (1 March to 31 August inclusive) unless a survey has first been undertaken by a suitably qualified ecologist to assess the presence of nesting birds. Where nesting birds are found, a scheme of protection measures shall be submitted to and approved in writing by the Local Planning Authority and implemented in full.

Reason: To protect nesting birds from harm during the breeding season, in accordance with Policy EQ5 (Biodiversity) of the High Peak Local Plan and relevant wildlife legislation.

### **Informative**

1. The Local Planning Authority has sought to work with the applicant in a positive and proactive way to secure a development that will improve the economic, social and environmental conditions of the area, in line with the NPPF.

2. In the event that the residential unit is not occupied by the person(s) notified under Condition 3 above, the Council will consider occupation by other parties as a **breach of planning control**. In this case the Council will treat the completed dwelling as requiring demonstration of Biodiversity Net Gain uplift as per S98 Environment Act 2021 retrospectively.





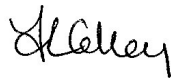
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It will therefore require the applicant to re-apply for the constructed dwelling retrospectively as an open market dwelling, with all necessary Biodiversity Net Gain documentation including a Biodiversity Metric, Biodiversity Gain Plan and a Habitat Management and Monitoring Plan. Failure to do so may result in formal planning enforcement action

3. The public right of way along the edge of the site shall be kept unobstructed at all times and shall remain open, safe, and fully usable both during the carrying out of works and following completion. To ensure that the public right of way remains available, safe, and convenient for all users, in the interests of public amenity and highway safety.

4. A Demolition or refurbishment asbestos survey and risk assessment should be carried out prior to the demolition/renovation of the existing buildings. The enforcing authority for this type of work is the Health and Safety Executive (HSE) and it is recommended that you contact them directly to discuss their requirements: <http://www.hse.gov.uk/>

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Signed by: Jane Colley Signature

**On behalf of High Peak Borough Council**





### **NOTES**

1. Approval under the Building Regulations may also be required. Advice in this respect can be obtained by contacting DBCP Limited, Web: [dbcp.co.uk](http://dbcp.co.uk); Email: [info@dbcp.co.uk](mailto:info@dbcp.co.uk) ; Tel:0333 880 2000, as per your website..
2. Where a vehicle is often driven across a grass verge or kerbed footway to and from premises adjoining a highway, the occupier of the premises may, be required to pay the cost of construction of a crossing, and/or may be required to comply with conditions, imposed by the Authority. You should contact the Highway Authority at Derbyshire County Council.
3. This consent is granted subject to conditions and it is the owner(s) and the person(s) responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond. **A fee is payable to us for the discharge of condition. Please refer to our web site : [www.highpeak.gov.uk](http://www.highpeak.gov.uk) for details.** If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a “condition precedent”. The following should be noted with regards to conditions precedent:
  - (a) If a condition precedent is not complied with, the whole of the development will be unauthorised and you may be liable to enforcement action.
  - (b) Where a condition precedent is breached and the development is unauthorised, the only way to rectify the development is the submission of a new application.
4. Other conditions on this permission must also be complied with. Failure to comply with any condition may render the owner(s) and the person(s) responsible for the implementation of the development liable to enforcement action.
5. The permission is granted in strict accordance with the approved plans. It should be noted however that:
  - (a) Any variation from the approved plans following commencement of the development irrespective of the degree of variation will constitute unauthorised development and may be liable to enforcement action.
  - (b) Variation to the approved plans will require the submission of a new planning application.
6. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
7. If the decision to refuse planning permission is for a householder application, and





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you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice. All other types of development have a 6 month deadline for submission of appeals. Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at <https://www.gov.uk/appeal-planning-inspectorate#other-ways-to-apply>. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

8. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

