



High Peak Borough Council

working for our community

30/06/2026

Ref: DOC/2020/0016

Mr Adam Swain-Fossey
Swofo Architects LTD
Hayfield
19
Buxton
SK17 9DF

Dear Sir/Madam

DOC/2020/0016 - Application for Discharge of conditions 4,5 and 6 and partial discharge of condition 3 in relation to HPK/2019/0415 at 18 20 Former Royal Bank Of Scotland , High Street , Buxton , Derbyshire , SK17 6EU

Thank you for the information submitted in support of the above application.

Having reviewed the submitted details, I can confirm the following:

Condition 3 (Shopfront details)

The submitted information is considered acceptable for a partial discharge of the condition. The details shown on drawings RBS_P_500 Front Elevation, RBS_P_501 Front Elevation – Colour, RBS_P_520 Elevation No.22, RBS_P_521 Elevation 18–20, RBS_P_550 Typical Shop Section, RBS_P_551 Shop Door Section, together with the Condition 03 - Blind Awning Image, are acceptable. As proposed, this partial discharge excludes the signage and awning fabric colours for Nos. 20 and 22, which shall be submitted under a future application. **The condition is therefore discharged in part.**

Condition 4 (Windows)

The submitted details are considered satisfactory and the condition can be discharged. This includes drawings RBS_P_500 Front Elevation, RBS_P_510 Rear Elevation, RBS_P_302 Roof Plan, together with the supporting details 191219 Existing Reveal 01, RBS CONDITION 04_TIMBER SASH_Spiral Balance, RBS CONDITION 04_TIMBER SASH_Cords & Weights, 200130 Eco Slide Sash Window – Rear Elevation, and 200202 Velux GPL Single Recessed Install into Natural Slate. 12. Material samples of external walls and roof were submitted and received by the Local Authority 8th June 2020. The details are considered to be acceptable and reflect the character of the area. **The condition is therefore discharged.**

Condition 5 (Extraction and Ventilation)

The condition cannot be discharged at this time. Whilst drawings RBS_P_510 Rear Elevation and 200206 Condition 5.pdf (Ducting and Cowl Information Sheets) illustrate the proposed duct route and terminal cowl, insufficient information has been provided regarding the extraction equipment and the measures to prevent noise

emissions. In particular, details of the extraction unit, acoustic specification, predicted noise levels and any attenuation measures have not been submitted. Further information is therefore required to demonstrate compliance with the requirements of the condition. **The condition discharge application is therefore refused.**

Condition 6 (Drainage)

The submitted drainage details shown on drawing P300 are considered acceptable and the condition can be discharged. **The condition is therefore discharged.**

Accordingly, Conditions 3 (in part), 4 and 6 are discharged. Condition 5 is not discharged and is refused for the reasons set out above.

Yours faithfully

X *B.J. Haywood*

Signed by: Ben Haywood

Head of Development Services