

## 87 GREEN LANE, BUXTON

### APPLICATION FOR PLANNING PERMISSION JULY 2026

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This application is submitted on the advice of High Peak Borough Council following the expiry of permission HPK/2019/0196. It is a part retrospective application to include the proposed works to the building and the conditions attached to the above permission.

Drawings and other information approved under HPK/2019/0196 are included with this application.

Pre-commencement conditions 3, 5, 7, 8, 9, and 11 of HPK/2019/0196 have been discharged and information submitted to discharge those conditions is included with this application. Pre-commencement condition 12 was not discharged; information is included in this application in respect of that condition.

Confirmation of information included with this application in respect of conditions on HPK/2019/0196 is given in the table below.

|   | CONDITIONS – PLANNING PERMISSION<br>HPK/2019/0196 AND LISTED BUILDING<br>CONSENT HPK/2019/0209                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | INFORMATION<br>SUBMITTED WITH NEW<br>APPLICATIONS                                                             | NOTES                                            |
|---|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|--------------------------------------------------|
| 1 | The works hereby granted listed building consent shall be begun before the <b>expiration of three years</b> from the date of this consent.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                               |                                                  |
| 2 | The development hereby permitted shall be carried out in accordance with the following <b>approved plans</b> : see separate permissions for list of approved documents                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                               |                                                  |
| 3 | Prior to the final repair/replacement including treatment of all walls, floors, internal walls and ceilings, and provision of services <b>full details and a schedule of works</b> shall be submitted to and agreed in writing by the Local Planning Authority. The work shall be completed in strict accordance with the agreed details.                                                                                                                                                                                                                                                                                                 | <ul style="list-style-type: none"><li>• Drawings 3038-3004, 3005, 3006 3007</li><li>• Specification</li></ul> | DOC/2024/0116 and<br>DOC/2024/0118<br>Discharged |
| 4 | No development shall take place other than in accordance with the <b>Written Scheme of Investigation</b> prepared by Jessop Consultancy date 25.08.2021 and Written Scheme of Investigation for Historic Building Recording and an Archaeological Watching Brief by Jessop Consultancy date 25.08.2021. Furthermore, the development shall not be occupied until the site investigation and post investigation reporting has been completed in accordance with the programme set out in the archaeological Written Scheme of Investigation or as part of a timetable to be agreed in writing by the LPA, and the provision to be made for |                                                                                                               |                                                  |

publication and dissemination of results and archive deposition has been secured.

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| 5 | No works shall commence, other than the urgent works specified in the structural survey (October 2019), until <b>samples of the materials</b> to be used on all the external surfaces of the works hereby permitted, have been submitted to and approved in writing by the Local Planning Authority. The work shall be completed in strict accordance with the agreed details.                                                                                                                                                                                                                                                                                                                                   | <ul style="list-style-type: none"> <li>• 3038-06-01 materials Schedule</li> </ul>                                                                  | DOC/2025/0018 and DOC/2025/0019<br>Discharged |
| 6 | Repairs to <b>external stonework</b> shall match the original dimensions, colour, texture, coursing and lime wash finish remaining wall. A <b>sample panel</b> shall be provided on site for inspection prior to the lime wash being applied to the building and shall be approved in writing by the Local Planning Authority. Works shall be completed in strict accordance with the agreed details.                                                                                                                                                                                                                                                                                                            |                                                                                                                                                    |                                               |
| 7 | No works shall commence, other than the urgent works specified in the structural survey (October 2019), until full details, including finish, of the <b>external timber doors</b> have been submitted to and agreed in writing by the Local Planning Authority. The work shall be completed in strict accordance with the agreed details.                                                                                                                                                                                                                                                                                                                                                                        | <ul style="list-style-type: none"> <li>• Planning statement</li> <li>• 3038-4005 door details</li> <li>• Confirmation of discharge x2</li> </ul>   | DOC/2024/0054 and DOC/2024/0056<br>Discharged |
| 8 | No works shall commence, other than the urgent works specified in the structural survey (October 2019) until a plan of <b>all windows</b> including cross sections of glazing bars, and their proposed finish, all to a scale not less than 1:10 has been submitted to and approved in writing by the Local Planning Authority. The work shall be completed in strict accordance with the agreed details.                                                                                                                                                                                                                                                                                                        | <ul style="list-style-type: none"> <li>• Planning statement</li> <li>• 3038-4004 window details</li> <li>• Confirmation of discharge x2</li> </ul> | DOC/2024/0054 and DOC/2024/0056<br>Discharged |
| 9 | No development shall commence on site, other than the urgent works specified in the structural survey (October 2019), until a scheme of <b>hard and soft landscaping</b> has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:<br>(a) indications of all existing trees and hedgerows on the land;<br>(b) details of any to be retained, together with measures for their protection in the course of development;<br>(c) all species, planting sizes and planting densities, spread of all trees and hedgerows within or overhanging the site, in relation to the proposed buildings, roads, and other works;<br>(d) finished levels and contours; | <ul style="list-style-type: none"> <li>• 3038-3003 Site Plan Existing</li> <li>• 3038-3004 Landscaping layout as Proposed</li> </ul>               | DOC/2023/0016 and DOC/2023/0017<br>Discharged |

(e) means of enclosure;  
 (f) car park layouts;  
 (g) other vehicle and pedestrian access and circulation areas;  
 (h) hard surfacing materials;  
 (i) minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units, signs, lighting etc);  
 (j) proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc);  
 (k) retained historic landscape features and proposed restoration, where relevant.

- 10 No **trees**, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed without the prior written consent of the Local Planning Authority. Any trees, shrubs or hedges removed without such consent, or which die or become severely damaged or seriously diseased with five years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species until the Local Planning Authority gives written consent to any variation.

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| 11 | <p>Within 3 months of the permission being granted, a <b>Biodiversity Enhancement Strategy</b> shall be submitted to and approved in writing by the LPA to achieve a net biodiversity gain, in accordance with the NPPF 2019. This shall provide details of nesting and roosting opportunities for birds and bats and may include retention of existing building features, creation of new features, incorporation of integrated boxes and consideration of external and tree-mounted boxes.</p> <p>Confirmation that the enhancement measures are in situ shall be submitted to the LPA to fully discharge the condition.</p> | <ul style="list-style-type: none"> <li>• BES TT3466</li> <li>• DWT email confirming omission of hedge acceptable</li> <li>• MRAA email confirming omission of hedge</li> </ul> | <p>DOC/2023/0069 and<br/>         DOC/2023/0075<br/>         Discharged</p> |
| 12 | <p>No works shall commence, other than the urgent works specified in the structural survey (October 2019) until a recording specification for all <b>historic fabric to be removed / demolished</b> has been submitted to and approved in writing by the Local Planning Authority and the approved recording shall be carried out and the provision to be made for publication and dissemination of results and archive deposition shall have been secured.</p>                                                                                                                                                                | <ul style="list-style-type: none"> <li>• Updated WSI</li> <li>• Email from Steve Baker, County Archaeologist confirming updated WSI acceptable</li> </ul>                      | <p>Condition not discharged</p>                                             |