

85 GREEN LANE, BUXTON

APPLICATION FOR PLANNING PERMISSION JULY 2026

This application is submitted on the advice of High Peak Borough Council following the expiry of permission HPK/2022/0414. 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/2022/0414 are included with this application.

Pre-commencement conditions 4 and 5 of HPK/2022/0414 have been discharged and information submitted to discharge those conditions is included with this application.

Confirmation of information included with this application in respect of conditions on HPK/2022/0414 is given in the table below.

85 GREEN LANE HPK/2022/0414 CONDITIONS	INFORMATION SUBMITTED WITH NEW APPLICATIONS	NOTES
1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.		
2 The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan; Block Plan as Proposed (Ref: 3002); Ground Floor as Proposed (Ref: 2002A); First Floor as Proposed (Ref: 2003); Elevations as Proposed (Ref: 2004A); Roof Light Detail (Ref:4001); Window Details (Ref: 4002); Door Details (Ref: 4003)		
3 Prior to any stripping, demolition works or restoration works (with the exception of the foundations for the proposed extension), a precautionary inspection of the building shall be undertaken by a suitably qualified ecologist to ensure roosting bats are not present. Particular attention shall be paid to the features previously identified in the Bat Survey Report (Protected Species Survey, 2018) and shall include endoscopic inspection where appropriate. If evidence of roosting bats is found, no works shall commence until such time as a suitable mitigation strategy has been produced (including licencing where necessary), which shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with any approved details.		
4 Prior to any above ground works taking place, a Biodiversity Enhancement Plan (BEP) shall be submitted to and agreed in writing by the Local Planning Authority. The plan shall provide details of nesting and roosting opportunities for birds and bats and may include the retention of existing building	• BES TT3466 • DWT email confirming omission of hedge acceptable	DOC/2023/0014 Discharged

features, creation of new features, incorporation of boxes and consideration of external and tree-mounted boxes. Thereafter the approved BEP shall be implemented in full prior to the first occupation of the development hereby approved.	• MRA email confirming omission of hedge	
5 Prior to commencement of any works to the boundary wall as shown on the approved plans, details including the siting, height and materials of the proposed boundary wall shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.	• 3038-3006 Boundary Wall Details	DOC/2024/0117 Discharged