

Planning Department
High Peak Borough Council
Buxton Town Hall
Market Place
Buxton
Derbyshire
SK17 6EL

High Peak Borough Council

10 AUG 2026

Glossop Reception

10th August 2026

Planning Application reference HPK/2026/0232 9 South Marlow Street SK13 2AL

Dear Planning Officer,

As part of the formal consultation process, I've been looking at the retrospective planning application submitted for the above application and wanted to ask for some clarification.

I've lived next door to the property for over 30 years, so I'm very familiar with its history. Having reviewed the drawings, I'm struggling to understand the distinction between what is being shown as existing development and what forms part of the proposed works for which planning permission is requested.

In particular, the existing plans appear to include development that did not exist before the works associated with the proposed extension that started approximately 2.5 years ago. My understanding is that some of the development (the hallway, formerly a ginnel, and dining room) shown as existing was carried out at the same time as the development that is now the subject of this application.

I appreciate there may be planning history or information available to the Council that I am not aware of. I simply wanted to raise the point as the plans do not appear to reflect my understanding of how the work to extend the property has developed over the years.

I wondered if you could confirm that the application is being assessed against the property's actual condition before development started and that any previous planning permissions and the timings of works carried out on site have been fully considered.

If I have misunderstood the plans, I would be grateful for any clarification you can provide.

Thank you for your time and assistance.

Kind regards,

Emily Stokes

7 South Marlow Street

Hadfield

SK13 2AL