



High Peak Borough Council

working for our community

16/09/2026

My ref: DOC/2026/0047

Your ref:

Mr Chris Murren
Hayes and Partners
Atlas House
Old Hall Street
Macclesfield
Cheshire
SK10 2DT

Dear Mr Murren

DOC/2026/0047 - Discharge of condition 4 of HPK/2026/0008 - re Listed Building Consent at 22 Pinfold Cottage Town Lane, Charlesworth

Further to your application to discharge condition(s) relating to the above application, after reviewing the submitted details I can confirm the following:

Condition 4: Second Floor Bathroom Installation Details

Condition Wording & Reason:

"Prior to any works relating to the installation of the second floor bathroom, plans and detailed specifications of all internal plumbing routes and external foul drainage pipes shall be submitted to and agreed in writing by the Local Planning Authority. The works shall thereafter be carried out only in accordance with the agreed details.

Reason:- To preserve the special architectural and historic interest of the listed building in accordance with High Peak Local Plan Policy EQ 7 and relevant paragraphs under Chapter 16 (Conserving and enhancing the historic environment) of the National Planning Policy Framework."

Status: The following details have been submitted in support of this condition:

- a) Drawing 4144-50_01 Rev.A - Proposed Mechanical Services Layout - Ground Floor.
- b) Drawing 4144_50_02 Rev.A - Proposed Mechanical Services Layout - First Floor.
- c) Drawing 4144_50_03 Rev.A - Proposed Mechanical Services Layout - Second Floor.



- d) Drawing 4144_50_04 Rev.A - Proposed Mechanical Services Layout - Roof Plan.
- e) Drawing 4144_50_05 Rev.A - Proposed Mechanical Services Layout - South West Elevation.

The submitted plans provide details of the proposed internal plumbing routes and external foul drainage pipes.

A consultation response has been received from the Council's Conservation Officer who considers that the internal routes do not result in the unnecessary loss or interference with historic fabric, and are therefore considered acceptable. External foul pipes have been kept to a minimum and are limited to the rear elevation only. They consider that this is also acceptable. They therefore raise no objections to the discharge of condition 4.

As such it is considered that the submitted details are acceptable in meeting the requirements of this condition, and this condition will be discharged in full accordance with the above details, subject to satisfactory implementation.

If you require any further information please contact Alex.Bonser@highpeak.gov.uk

Yours faithfully

16/09/2026

A handwritten signature in black ink, appearing to read 'J Colley', is written over a horizontal line.

Jane Colley

Signed by: Jane Colley Signature

Jane Colley
Principal Planning Officer