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High Peak Borough Council
Buxton Town Hall
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09 October 2026

Dear Sir/Madam

Land at 19 York Street, North Road, Glossop, Derbyshire SK13 8QW

Proposed variation of the approved plans at Condition No.1 on application reference HPK/2025/0027

1. This application proposes the variation of the approved plans condition and is to allow the substitution of a revised plan to reflect the changes that are now proposed to the approved detached garage. Condition No.1 on application reference HPK/2025/0027, approved on the 10/07/2025 states:

The development hereby approved shall not be carried out otherwise than in complete accordance with the following plans:

2HD/YS/004/005/006/007
2HD/YS/001 Rev L
2HD/YS/012 Rev A
2HD/YS/013 Rev C
2HD/YS/14

2. The drawing submitted with this variation of condition application is 2HD/YS/14 rev A (detached garage – proposed plan and elevations.)

3. The proposed changes would result in the increase of the ridge height so as to enable the addition of solar panels to the front roof slope. The change to the roof pitch, at 35 degrees, also helps with the efficiency of both the roof tile (Quinn Western Slate) and the solar panels. The solar panels would be set flush with the roof tile. Facing materials would remain as approved (Marshall Pitch Faced Reconstituted Stone). The approved garage doors would be replaced with a double width opening and a single roller shutter door.

4. The above changes are relatively minor and do not significantly change the details that were approved by HPK/2025/0027 in July 2025. The footprint of the garage would remain as approved. Consequently, there would be no conflict with any of the Policies contained in either the National Planning Policy Framework or the Development Plan. Permission should, therefore, be granted for the

variation of the approved plans condition in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004. There are no material considerations that would indicate otherwise.

Yours sincerely

Andy Ellis

Chartered Town Planner