Richmond Homes
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Warrington, WA3 7QY

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RICHMOND
HOMES

To:
Development Management
High Peak Borough Council
Town Hall
Market Place
Buxton
Derbyshire
SK17 6EL

7th October 2026

Dear Sir/Madam

SECTION 73 APPLICATION FOR THE VARIATION OF CONDITION 4 OF OUTLINE PLANNING PERMISSION HPK/2019/0200

Site: Land south of Dinting Road, Glossop, Derbyshire

On behalf of Richmond Homes, I submit an application under Section 73 of the Town and Country Planning Act 1990 for the variation of **Condition 4** attached to outline planning permission **HPK/2019/0200**.

Condition 4 of the extant planning permission states:

"The development hereby permitted shall be carried out in accordance with the following approved plans:
Location Plan
Site Plan 103 Rev C"

The application seeks to vary Condition 4 to allow the development to be carried out in accordance with a **revised Site Plan**, which is submitted as part of this application.

The proposed revised wording of Condition 4 is:

"The development hereby permitted shall be carried out in accordance with the following approved plans:
Location Plan
Proposed Site Plan 25-019-1002 Rev H

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The purpose of the application is to regularise/amend the approved site layout through the replacement of **Site Plan 103 Rev C** with the revised Site Plan submitted with this application.

The proposed amendment does not seek to alter the principle of the development established by outline planning permission HPK/2019/0200. The application is limited to an amendment to the approved plan secured by Condition 4.

The revised Site Plan provides an appropriate basis upon which the development can proceed and would continue to allow the Council to exercise appropriate control over the detailed implementation of the development.

Importantly, the proposed variation would not result in any unacceptable change to the established planning principles of the scheme or give rise to any material additional impact when compared with the development permitted under the extant planning permission.

The application should therefore be considered in the context of the existing planning permission and the limited nature of the amendment sought.

For the avoidance of doubt, this application does not seek to vary any other condition of planning permission **HPK/2019/0200**, and all other conditions attached to the permission are intended to remain unchanged.

In accordance with Section 73 of the Town and Country Planning Act 1990, the application therefore seeks permission to vary Condition 4 solely to substitute the existing approved **Site Plan 103 Rev C** with the revised Site Plan submitted as part of this application.

We respectfully request that the Council grants planning permission accordingly.

Continued....

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Should the Council require any further information or clarification in respect of the application, please do not hesitate to contact me.

Yours faithfully,

Andy Pepper
Land and Planning Director
Richmond Homes