



TOWN AND COUNTRY PLANNING ACT 1990  
PLANNING AND COMPENSATION ACT 1991  
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1995

FULL PLANNING APPLICATION

## PERMISSION

Applicant

Alan Brackenridge & Son  
3 Walkden Road  
Walkden  
M28 3DA

Application no. HPK/2007/0406

Registered on 29/05/2007

Determined on 28/08/2007

Agent

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High Peak Borough Council hereby **PERMIT** this application for **FULL PLANNING PERMISSION** for

**Reconstruction, alterations to elevational details and alterations to internal layout for 16 no. one and two bed apartments former Methodist Church & Sunday School. at Former Methodist Chapel & Sunday School Shrewsbury Street Glossop**

in accordance with the submitted application, details and accompanying plans listed below because having regard to the existing development in the area and the provisions of the development plan the proposal would be in accordance with the plan, would not materially harm the character or appearance of the area or the living conditions of neighbouring occupiers subject to the following conditions and reasons:-

### Conditions

1. The development to which this permission relates must be begun not later than the expiration of three years from the date of this permission unless some other specific period has been indicated in other conditions given.
2. The materials of external construction shall match those used on the existing building in their colour, form and texture, unless otherwise agreed in writing with the Local Planning Authority.

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Adrian Fisher  
Head of Planning & Development

3. No development shall commence until samples of the materials to be used in the construction of the external surfaces of the approved development hereby permitted have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.
4. A Method Statement must be submitted and approved by the Local Planning Authority which must detail exactly how rebuilt sections of stonework will be recorded, dismantled and numbered and stored safely. The Method Statement must also address how relevant walls/roofs will be propped or shored during the dismantling and rebuilding of sections of stonework.
5. The roof to the Sunday School and all original and historic roof trusses will be retained on part of the conversion scheme.
6. No works shall take place on site until details of windows, including glazing bar details at 1:2, together with details of the door joinery, have been submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved details.
7. Exact position of roof lights, their style and size must be submitted and approved in writing by the Local Planning Authority before commencement of the work.
8. All external timber shall be painted in accordance with details to be submitted to and approved in writing by the Local Planning Authority and shall be maintained thereafter.
9. All new pointing shall be carried out in accordance with the booklet "The Re-pointing of Stone" a copy of which is attached to this decision notice. The use of strap pointing shall be avoided.
10. Exact position, size and finish of any extract flues/soil pipes must be agreed in writing with the Local Planning Authority
11. All rainwater goods must be cast iron and finished in a colour and section to be agreed in writing with the Local Planning Authority.
12. A Method Statement relating to the extent and method of cleaning must be submitted to and approved in writing with the Local Planning Authority.
13. The Local Planning Authority must agree the way in which the new floor in the Sunday School abuts the east elevation windows in order to mitigate their external appearance.
15. No construction/conversion or demolition work at the site shall take place outside the following hours:-

1. 0700 hours to 1900 hours Mondays to Fridays.

2. 0800 hours to 1600 hours on Saturdays.

3. At any time on Sundays or Public Holidays except by agreement with the Local Planning Authority.

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16. Any equipment which needs to be operated outside the hours specified above shall be acoustically screened in accordance with a scheme to be agreed with the Local Planning Authority.
17. There shall be no fires/buring of materials on site during construction.
18. Before any other operations are commenced (excluding demolition/ site clearance), space shall be provided within the site curtilage for [storage of plant and materials/ site accommodation/ loading and unloading of goods vehicles/ parking and manoeuvring of site operatives and visitors vehicles], laid out and constructed in accordance with detailed designs to be submitted in advance to the Local Planning Authority for written approval and maintained throughout the contract period in accordance with the approved designs free from any impediment to its designated use.
19. Before any other operations are commenced (excluding demolition and site clearance), Wren Nest Terrace shall be modified in accordance with the details submitted under application ref. HPK/2006/0934, to include 4.5m junction radii and a minimum carriageway width of 4.5m. The junction shall be provided with a 2.4m x maximum visibility sightlines in each direction, the area in advance of the sightlines being maintained free from any obstructions to visibility greater than 600mm high, relative to the nearside carriageway edge.
20. Secure on site cycle parking shall be provided as part of the development proposals, details of which should be submitted to and approved by the Local Planning Authority and be available for use prior to occupation of any dwelling.
21. The premises, the subject of the application shall not be occupied until the parking area associated with the development under application HPK/2004/0060, has been laid out, constructed and marked, the area then being available for future occupants and remaining free from any impediment to its designated use for the life of the development.
22. Details for measures to suppress vehicle speeds fronting and adjoining the site on Shresbury Street shall be submitted to the Local Planning Authority for approval within one month of the date on this consent. The approved details shall be laid out and fully constructed (including signing, lining and street lighting), prior to occupation of any apartment the subject of this approval.
23. Notwithstanding the details shown on approved drawing no: 50/02.1A the new disabled access ramp and path shall be surfaced in natural yorkstone flags full details including samples of which shall be submitted to and agreed in writing by the local planning authority before development commences. The ramp shall be constructed in accordance with the approved details.

## Reasons

1. The time limit condition is imposed in order to comply with the requirements of sections 91, 92, 93 and 56 of the Town and Country Planning Act 1990 and section 51 of the Planning and Compulsory Purchase Act 2004.

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2. In the interests of visual amenity. In accordance with Policy GD4 (Policy BC5 and BC8 in respect of developments in conservation areas/listed buildings) of the Adopted High Peak Local Plan 2005.
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4. In order to protect and preserve the character of the listed building in accordance with the Adopted High Peak Local Plan Policies BC.7 and BC.9.
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15. In order to protect the amenities of the area in accordance with policy GD5 of the Adopted High Peak Local Plan 2005.
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18. To ensure satisfactory service provision in the interests of highway safety. In accordance with Policy TR5 of the Adopted High Peak Local Plan 2005.
19. In order to provide adequate visibility from the site in the interests of Highway Safety. In accordance with Policy TR5 of the Adopted High Peak Local Plan 2005.
20. In the interest of sustainability in accordance with policy TR1 of the Adopted High Peak Local Plan 2005.
21. To ensure adequate car parking provision within the site in accordance with the adopted standards of the Local Planning Authority in accordance with policy TR5 of the Adopted High Peak Local Plan 2005.
22. In the interests of highway safety. In accordance with Policy TR5 of the Adopted High Peak Local Plan 2005.
23. To protect the character and appearance of the existing building in accordance with Policy GD4 (Policy BC5 and BC8 in respect of developments in conservation areas/listed buildings) of the Adopted High Peak Local Plan 2005.

### **Notes to Applicant**

Pursuant to Section 278 of the Highways Act 1980, no works may commence within the limits of the public highway without the formal written Agreement of the County Council as Highway Authority. Advice regarding the technical, legal, administrative and financial processes involved in Section 278 Agreements may be obtained from the Director of Environmental Services at County Hall, Matlock (tel: 01629 580000 and ask for the Area Development Manager [name and contact number]). The applicant is advised to allow approximately 12 weeks in any programme of works to obtain a Section 278 Agreement.

### **Plans**

The plans to which this Notice refers are listed below:

50-01.12  
50-03.1D  
50-03.2B  
50-03.3D  
50-06.1D  
50.05.3A  
50.05.2A  
50.05.1A  
50.03.5B  
302.PCP00  
50/02/1A  
50/01.11  
50-01.10  
50.01-9  
50-01.8

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Adrian Fisher  
Head of Planning & Development

High Peak Borough Council Planning and Development Services, Municipal Buildings, Glossop, Derbyshire SK13 8AF  
Tel 0845 129 77 77 Fax 01457 860290 Minicom 0845 129 48 76  
E-mail [planning@highpeak.gov.uk](mailto:planning@highpeak.gov.uk) Website [www.highpeak.gov.uk](http://www.highpeak.gov.uk)

50-01.7  
50-01.6  
50-01.5  
50-03.4C  
PR/50/023B  
50-DO3  
50-01.13B  
PR/50/01.2

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High Peak Borough Council Planning and Development Services, Municipal Buildings, Glossop, Derbyshire SK13 8AF  
Tel 0845 129 77 77      Fax 01457 860290      Minicom 0845 129 48 76  
E-mail [planning@highpeak.gov.uk](mailto:planning@highpeak.gov.uk)      Website [www.highpeak.gov.uk](http://www.highpeak.gov.uk)

## NOTES

1. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Office of the Deputy Prime Minister in accordance with Section 78 & 79 of the Town and Country Planning Act 1990. **PLEASE NOTE the time period for appeal has changed.** If your application was registered as received before 14<sup>th</sup> January 2005 you can appeal within 3 months of the date of this decision. **If your application was registered on or after 14<sup>th</sup> January 2005 you can appeal within 6 months of the date of this decision.** The Office of the Deputy Prime Minister has power to allow a longer period for the giving of a notice but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The First Secretary of State is not required to entertain an appeal, if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any direction given under the order.
2. If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Office of the Deputy Prime Minister, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of development which has been or would be permitted, he may serve on the Council of the county district in which the land is situated, a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Section 137 & 138 of the Town and Country Planning Act 1990.
3. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the First Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.
4. This permission relates to planning control only. Approval under the Building Regulations may also be required from this authority. Any other statutory consent necessary must be obtained from the appropriate authority.
5. If it is intended to give notice of appeal in accordance with Paragraph 1 above, this should be done on the appropriate form obtainable from: The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, tel. 0117 3728000, fax. 0117 – 3728624.
6. Where a vehicle is often driven across a grass verge or kerbed footway to and from premises adjoining a highway, the occupier of the premises may, be required to pay the cost of construction of a crossing, and/or the strengthening of a footway, as the Authority considers necessary, or may be required to comply with conditions, imposed by the Authority. You should contact the Highway Authority, Derbyshire County Council at County Hall, Matlock, Derbyshire, tel. 01629 580000.
7. Developers should be aware of their statutory obligations with regard to access to buildings

and their surroundings, in particular:

Building Regulations 2000 Approved Document M, 1999 Edition  
The Work Place (Health, Safety & Welfare) Regulations 1992  
The Disability Discrimination Act 1995  
The Disability Discrimination (Employment) Regulations 1996

8. Developers should also be aware of the provisions of the Gas Safety Regulations 1972 and Gas Safety (Installation and Use) Regulations 1984. It is possible that the existing gas service pipe which lies within the area of the proposed extension of alterations which will contravene the provisions of these Regulations. It is necessary that you contact British Gas, North West House, Gould Street, Manchester, M4 4DJ, who will advise if the existing gas service pipe requires alterations.