

## PLANNING DECISION NOTICE

Tel: 01629 816200

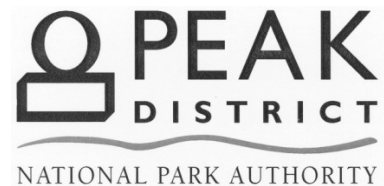
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Web: [www.peakdistrict.org](http://www.peakdistrict.org)

Minicom: 01629 816319

Aldern House . Baslow Road . Bakewell . Derbyshire . DE45 1AE



**To: Mr and Mrs G Walton**  
**c/o Smith and Roper**  
**Buxton Road**  
**BAKEWELL**  
**Derbyshire**  
**DE45 1BZ**

**P.4384**

THIS NOTICE RELATES TO PLANNING CONTROL ONLY, ANY OTHER STATUTORY CONSENT MUST BE OBTAINED FROM THE APPROPRIATE AUTHORITY

### TOWN & COUNTRY PLANNING ACTS & GENERAL DEVELOPMENT ORDER

In pursuance of the powers vested in the Peak District National Park Authority under the above Acts and Order, and with reference to your application for Full Planning Permission, details of which are as follows:

Office Code No. NP/HPK/0212/0126

Date received: 10 April 2012

Proposal: Two-storey extension to the west elevation providing a third bedroom and a living room, and the removal of the existing porches

Location: Top Croft  
Aston Lane  
Hope

Parish: Aston

### THE DECISION

NOTICE IS HEREBY GIVEN THAT PERMISSION FOR THE PROPOSED DEVELOPMENT in the manner described on the application and shown on the accompanying plans and drawings is

**REFUSED** for the following reasons:

1. The existing cottage has previously been extended with a significant two-storey side extension. The previous extension together with the proposed extension would effectively double the size of the original cottage and in doing so the cottage would become grossly over-extended to the point at which its identity, character and appearance would be totally lost by reason of the scale and positions of the extensions. There would consequently be significant harm to the site and its surroundings. The proposed development is accordingly contrary to the provisions of Policies 1, 2 and 8 of the East Midlands Regional Plan, Policies GSP1, GSP2 and GSP3 of the Peak District National Park Local Development Framework Core Strategy, Policies LC4 and LH4 of the Peak District National Park Local Plan and the clear advice contained in the 1987 and 2007 Peak District National Park Design Guides

Signed

A handwritten signature in black ink that reads 'John A. Keelley'.

Date

16 April 2012

**Attention is called to the notes at the end of this Decision Notice**

Form TCP3

2. The proposed works include for the provision of a roof covering comprising artificial concrete slates. Although these have been used on the roof of the 1980s rear extension their use would be inappropriate for this extension to the original cottage, which is clad with natural gritstone slates. There would consequently be harm to the character and appearance of the building, the street scene in general and the setting of the Aston Conservation Area, the boundary of which abuts the outer walls of Top Croft on its west and south sides. The proposed development is accordingly contrary to the provisions of Policies 1, 2, 8 and 31 of the East Midlands Regional Plan, Policies GSP1, GSP2 and GSP3 of the Peak District National Park Local Development Framework Core Strategy, and Policies LC4, LC5 and LH4 of the Peak District National Park Local Plan and the clear advice contained in the 1987 and 2007 Peak District National Park Design Guides.

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STATEMENT OF APPLICANT'S RIGHTS ARISING FROM THE REFUSAL OF PLANNING PERMISSION OR FROM THE GRANT OF PERMISSION SUBJECT TO CONDITIONS

**Please note, only the applicant possesses the right of appeal.  
You must use a Planning Appeal Form/Householder Appeal Form**

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs).
- The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

**Purchase Notices**

- If either the local planning authority or the Secretary of State for Communities and Local Government refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) or, where the land is situated in a National Park, the National Park Authority for that Park in whose area the land is situated. This notice will require the Council or Authority to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.