

# PLANNING DECISION NOTICE

Peak District National Park Authority

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**PEAK  
DISTRICT  
NATIONAL  
PARK**

**To: Mr Andrew Clark  
c/o The Planning Hub  
Jubilee House  
79 Gertrude Road  
West Bridgford  
Nottingham  
United Kingdom  
NG2 5DA**

**P.924**

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/DDD/0224/0148  
Date received: 06 February 2024  
Proposal: Two storey and single storey extension  
Location: 1 Horsedale  
Bonsall

Parish: Bonsall

## 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 design of the proposed development, by virtue of its scale, form and mass fails to harmonise with or adequately respect the traditional character and appearance of the existing dwelling, a non-designated heritage asset and significantly diminishes the quality, integrity and traditional character of the host building. As such, the development is not sensitive to the locally distinctive building traditions or the valued characteristic of the National Park and would harm the historic character and appearance of the designated Bonsall Conservation Area.
2. There is inadequate information before the Authority to demonstrate that the proposal would not negatively affect protected species on the site, namely roosting bats

Continued overleaf

Signed

Date 02 May 2024

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

3. There are no public benefits that would outweigh the harm identified and therefore the proposal is contrary to the National Planning Policy Framework, Core Strategy Policies GSP1, GSP2, GSP3, DS1 and L2 and L3 and Development Management Policies DMC3, DMC5, DMC8, DMC11, DMC12 and DMH7.

## 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.**

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 can be made online at: <https://www.gov.uk/appeal-planning-decision>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy on telephone number: 0303 444 5000 or by email to [enquiries@planninginspectorate.gov.uk](mailto:enquiries@planninginspectorate.gov.uk).

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

The Inspectorate will publish details of your appeal on their website. This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available in the Planning Inspectorate's [Personal Information Charter](#).

### **Appeals Examined by Inquiry**

If you intend to submit an appeal that you would like examined by inquiry then you must notify the local planning authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. You will be required to complete the **Notification of an intention to submit an appeal email template**, which can be found under this link: [Inquiry Guidance](#)

### **Purchase Notices**

If either the local planning authority or the Secretary of State 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.