

**TOWN & COUNTRY PLANNING ACT 1990: SECTION 192**  
(as amended by Section 10 of the Planning & Compensation Act 1991)

**TOWN & COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)**  
(ENGLAND) ORDER 2015: ARTICLE 39

To: Mr J Webster  
Rite Directions Ltd  
C/O Planning & Design Practice Ltd  
3 Woburn House  
Vernon Gate  
Derby DE1 1UL

Code No. NP/DDD/0619/0694

Ref: JLH/P.

Date: 27 August 2019

Dear Mr Webster

**APPLICATION FOR CERTIFICATE OF LAWFUL USE OR DEVELOPMENT**

Your application under the provisions of Section 192 of the above mentioned Act, dated 28 June 2019 and received as valid by the Authority on 28 June 2019, has been duly considered.

The application was in respect of a claim for a proposed use of the Property as a dwelling defined by class C3(b) of the Town & Country Planning (Use Classes) Order 1987 (as amended) in respect of The Green, Main Road, Flagg, Near Buxton, Derbyshire as shown edged red on the attached Plan ("the Property")

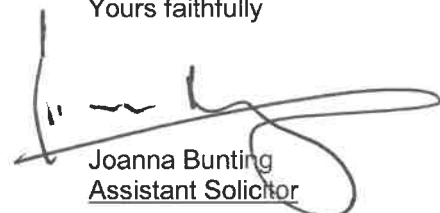
You are hereby given Notice that the application is **REFUSED** for the following reason:-

1. Taking into account all the evidence, on balance, it is considered that the evidence presented in support of the application, does not demonstrate that the proposed use of the Property as a dwelling defined by class C3(b) of the Town & Country Planning (Use Classes) Order 1987 (as amended), would be lawful if it had been instituted on the date of the application.

Peak District National Park Authority  
Aldern House  
Baslow Road  
BAKEWELL  
Derbyshire  
DE4 1AE

(Address to which all communications should be sent)

Yours faithfully



Joanna Bunting  
Assistant Solicitor

**IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ON THE REVERSE OF THIS FORM**

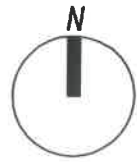
## **NOTES**

### Appeals to the Secretary of State

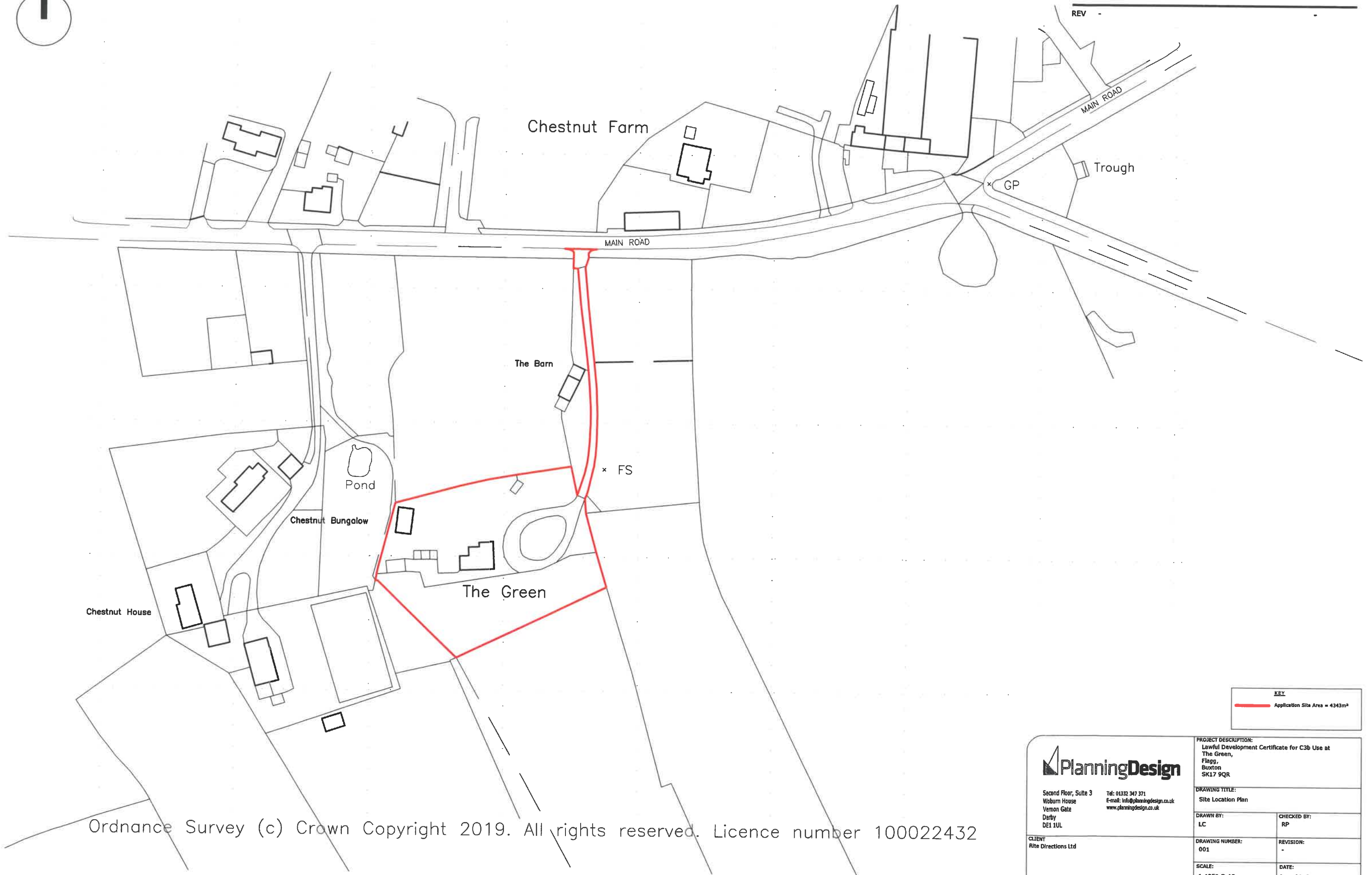
If you are aggrieved by a determination of your local planning authority under Section 192, then you can appeal to the Secretary of State for Communities and Local Government under the provisions of the Town & Country Planning Act 1990.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.



Revision	Date
REV -	-



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KEY	
	Application Site Area = 4343m <sup>2</sup>

<p>Second Floor, Suite 3 Woburn House Vernon Gate Darby DE1 1UL</p> <p>Tel: 01332 347 371 E-mail: info@planningdesign.co.uk www.planningdesign.co.uk</p>	<p><b>PROJECT DESCRIPTION:</b> Lawful Development Certificate for C3b Use at The Green, Flagg, Buxton SK17 9QR</p>		
	<p><b>DRAWING TITLE:</b> Site Location Plan</p>		
<p><b>CLIENT</b> Rite Directions Ltd</p>	<p><b>DRAWN BY:</b> LC</p>	<p><b>CHECKED BY:</b> RP</p>	
	<p><b>DRAWING NUMBER:</b> 001</p>	<p><b>REVISION:</b> -</p>	
<p><b>STATUS</b> PLANNING</p>	<p><b>SCALE:</b> 1:1250 @ A3</p>	<p><b>DATE:</b> June 2019</p>	
	<p><b>DRAWING REF:</b> 2523 -001</p>		

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