

List of Appeals Allowed 2024/2025

Each appeal decision, whether allowed or dismissed, has been reported to Committee during the year. The following is a list of all the appeals that were allowed or partially allowed during 2024/2025.

Appeal Site	Development subject to appeal	Mode of appeal	Decision date	Delegated/ committee	Main issue
3325925 Land at Middle Hay, Cressbrook Dale	New building for mixed agricultural use.	Written Representations	24/05/24	Committee	Effect of the siting, design and external appearance of the proposed development on the character and appearance of the area.
3331185 Highfield Farm, Cherry Blossom Farm, Stoney Middleton	Certificate of Lawful use for construction of dwelling house without the benefit of planning permission.	Written Representations	21/06/24	Delegated	Whether the Council's refusal to grant an LDC was well founded.
3329001 Cressbrook Hall, Cressbrook	Erection of a ground mounted solar panel array.	Written Representations	05/07/24	Delegated	<ul style="list-style-type: none"> The setting of the Grade II listed building Whether the proposal would preserve or enhance the character or appearance of the Cressbrook Conservation Area The character and appearance of the area.
3342100 3343980 Higher Ashen Clough Barn, Chinley	Installation of new flue to new wood burning stove	Written Representations	24/07/24	Delegated	<ul style="list-style-type: none"> Impact on the Grade II listed building No public benefits which would outweigh the harm to the significance of the listed building.
3336610	Change of use from domestic	Written	02/08/24	Committee	<ul style="list-style-type: none"> Effect of the proposal on the character and

Top Riley, Riley Lane, Eyam	garden to camping pod site	Representations			appearance of the area and whether or not the development would be compatible with its proposed location when assessed against the relevant development plan policies; and <ul style="list-style-type: none"> the effect of the proposal on the user experience of the public right of way.
3332843 White Shaw Farm, Heaton, Rushton Spencer	Conversion and alteration of former kennels and cattery to form two 3-bedroom holiday lets with amenity space, access and parking.	Written Representations	21/08/2024	Delegated	Whether the principle of conversion to holiday lets is acceptable and the effect of the proposal on the character and appearance of the area.
3316512 Chapel steads Farm, Wormhill	The development proposed is the installation of a solar panel to garage roof.	Householder	07/11/2024	Delegated	The main issues are whether the proposed development would preserve or enhance the character or appearance of the Wormhill and Hargatewall Conservation Area, and the effect on the setting of the nearby listed buildings.
3336593 (ENF) & 3330613 – Rocking Stone Farm, Birchover	Installation of holiday let cabin on raised platform, composting toilet, covered kitchen area and raised platform housing a Japanese hot tub.	Hearing	24/10/2024	Committee	Whether the development complied with the Development Management policies and whether the development preserved the natural beauty, quality, visual amenity and character of the landscape.
3338478 Norfolk House, Manchester Road, Sheffield	Condition on Planning Permission NP/S/1123/1421 – “no alterations to the external appearance of the dwellings shall be carried out, and no extensions, porches, ancillary buildings, satellite antenna, gates, fences, walls or other means of boundary enclosure	Written Representations	13/11/2024	Delegated	Whether the condition is reasonable or necessary having regard to the character and appearance of the host building and area.

	shall be erected on site”				
3348608 Haddon House, Monyash Road, Over Haddon	Erection of double garage without complying with conditions attached to planning permission NP/DDD/0521/0509	Householder	04/12/2024	Delegated	Main issue is the effect of the garage doors on the character and appearance of the property and Conservation Area.
3351892 Land to west of Edale Road, Barber Booth, Edale	Seasonal use of land for eco-camping, siting of 3no. bell tents and amenity facilities along with associated access, parking and landscaping with associated ecological enhancements and conservation	Written Representations	07/01/2025	Delegated	Main issue is the effect of the development on the character and appearance of the Peak District National Park.
3343256 How Lane, Castleton	Retrospective change of use of existing agricultural land to facilitate a Timber Log Storage Business (B8 Use), internal access track, widened vehicular access to the public highway and associated landscaping	Written Representations	07/01/2025	Delegated	Main issue is the effect of the proposed development on the character and appearance of the area, and the living conditions of neighbouring occupiers with particular regard to noise.
3346264 Land to the west of Manor House, Little Hucklow	Without planning permission, the carrying out of building or other operations comprising the installation of three air source heat pumps and post and rail fencing	Written Representations	21/01/2025	Delegated	Effect of the development on the character and appearance of the area, taking into account the desirability of preserving the setting of The Manor House and the contribution that setting makes to its significance; preserving or enhancing the character or appearance of Little Hucklow Conservation Area; and conserving and enhancing natural, landscape and scenic beauty if the Peak District National Park.
3350153 Waterfall Parochial	Installation of roof mounted solar PV on non-domestic building	Written Representations	30/01/2025	Delegated	The main issue is whether the Council’s decision to refuse to grant a Certificate of Lawful Use or Development (LDC) was well founded.

Hall, Waterfall Lane, Waterhouses					
3345822 Booth Farm, Washgate Lane, Hollinsclough Derbyshire	Retrospective planning permission for change of use of land to allow siting of three small scale units to be used as holiday accommodation	Written Representations	12/02/2025	Delegated	The effect of the proposal on the character and appearance of the area.
3358361 15 The Beeches, Eaton Drive, Baslow, Derbyshire, DE45 1SE	The application sought planning permission for extensions and alterations to existing dwelling without complying with a condition attached to planning permission NP/DDD/0522/0669, dated 30 March 2023	Written Representations	19/03/2025	Delegated	The main issue is the effect of the revised proposal on the character and appearance of the host property and street scene.
3355121 Thornyleigh Green Farm, Roche Grange Road, Meerbrook	The application sought planning permission for erection of farm workers dwelling without complying with a condition attached to planning permission Ref NPSM1192113.	Written Representation	26/03/2025	Delegated	The main issue was a condition attached to planning permission NP/SM/1192/113 which required the occupation of the farmhouse be limited to a person solely or mainly employed, or last employed in the locality in agriculture, or in forestry or a dependant of such a person residing with him or her, or a widow or widower of such a person. The appellants wished to remove this condition.