



TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)
ORDER 2010

APPLICATION FOR LISTED BUILDING CONSENT

PERMISSION

Applicant Mr Trevor Osbourne
The Buxton Crescent & Thermal Spa Hotel
Ltd
Rectory Lodge Combe Way
Bath
BA2 7EG
Agent Stride Treglowan Architects
Commercial Wharf 6
Commercial Street
Manchester
M15 4PZ

Application no. HPK/2011/0323

Registered on 15/06/2011

Determined on 21/10/2011

High Peak Borough Council hereby **PERMIT** this application for **LISTED BUILDING CONSENT** for

**Listed Building Consent for the proposed extension and redevelopment of the Crescent & Pump room and part of the Old Hall basement into a Spa Hotel.
The Change of Use of the "Bakery" at George Street from A1 to C1 for use in conjunction with the Hotel. at The Crescent Natural Baths And Pump Room The Crescent Buxton**

in accordance with the submitted application, details and accompanying plans listed below subject to the following conditions and reasons:-

Conditions

1. The development to which this application relates must be begun no later than the expiration of 5 years from the date of this permission.

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Michael Green
Planning Applications Manager

2. Prior to the commencement of development on site a schedule of works shall be submitted to and agreed in writing by the Local Planning Authority. The schedule shall include a detailed phasing programme to which the following conditions shall relate.

Plasterwork:

3. The lath and plaster to the roof trusses and ceilings in the attic rooms and corridors shall not be removed unless agreed in writing with the Local Planning Authority

4. Retained partitions and ceilings are to be repaired in lime hair plaster with sawn or riven laths

5. Where plasterwork is substantially lost this should be replaced in matching materials unless otherwise agreed with the Local Planning Authority in writing

6. All plaster repairs to exiting walls, partitions and ceilings shall be undertaken to match existing materials unless otherwise agreed in writing with the Local Planning Authority

Windows and Doors:

7. All historic joinery associated with blocked / altered doorways and partitions shall be retained in situ, unless otherwise agreed in writing with the Local Planning Authority

Floors:

8. Submission of a methodology for the repair, protection and finished covered surface of the lime-ash floors in the attics to be agreed in writing with the Local Planning Authority

9. No structural strengthening to be carried out to suspended floors without the prior written agreement of the Local Planning Authority

10. Prior to the commencement of development on site (or at such other time as is agreed) the methodology for the strengthening of the Ballroom / Assembly Room floor and treatment of the Ballroom/Assembly room floorboards, shall be submitted to and agreed in writing with the Local Planning Authority. The development shall be carried out in accordance with the agreed details.

Stairs:

11. No structural strengthening is to be undertaken to attic stairs without prior agreement in writing of the Local Planning Authority

Dormers:

12. Detailed specifications and working drawings of dormers for attic bedroom windows, lift over-runs and ventilation extract housings, shall be submitted for written approval by the Local Planning Authority. The dormers shall be constructed in accordance with the approved drawings

Bed recesses:

13. A representative example of surviving wooden coat pegs located in the bed recess closets on the second and third rear floors, shall be retained within a designated heritage suite.

Acoustics:

14. Prior to the commencement of development on site (or at such time as is agreed) details of all sound proofing shall be agreed in writing with the Local Planning Authority

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Doorways:

15. Prior to the commencement of development on site or at such time as is agreed) the following details shall be submitted and agreed in writing by the Local Planning Authority:

- Details of connecting double doors and doorways through party walls in the third floor and the second floor rear bedrooms,
- Details of the exact door positions and partitions to the first floor rear and second floor front bedrooms
- Alterations relating to the creation and exact positioning of new doorways and window openings in the existing Crescent and Natural Baths basement areas, Details of the major new opening in The Crescent spine wall between rooms L2/G/B1 and L2/G/F1

The development shall be carried out in accordance with the agreed details

Historic Paintwork and Redecoration:

16. Prior to the commencement of development on site (or at such time as is agreed) the following details shall be submitted to and agreed in writing by the Local Planning Authority:

- A detailed paint analysis report and methodology for the redecoration of the Ballroom / Assembly Room, Card Room, Grand Staircase, Interpretation Rooms and Heritage Suites,
- A painting scheme for the public rooms of the hotel

The development shall be carried out in accordance with the agreed details

17. The existing decorative scheme of the first floor room (ref H/1/7) shall be retained unless otherwise agreed in writing with the Local Planning Authority

18. The existing decorative plasterwork and joinery on the ground floor rooms (ref H/G/1/2/3/9) shall be retained

Bridge Link:

19 Prior to the commencement of development (or at such time as is agreed) details of the first floor bridge link connection the finishing kitchen to the Ballroom / Assembly Room are to be submitted to and agreed in writing with the Local Planning Authority The development shall be carried out in accordance with the agreed details

Basements:

20. Prior to the commencement of development on site (or at such time as is agreed) details for the fit out of the existing Crescent and Natural Baths basement areas shall be submitted for approval in writing by the Local Planning Authority

21. Where wine racks and other surviving basement artefacts are to be removed these shall be relocated to the Interpretation basement areas

22. A breathable paint system shall be used in basements on walls and vaults where they are plastered

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Historic Tiling, Marble Flooring and Glass:

23. Prior to the commencement of development on site (or at such time as is agreed) the following details shall be submitted to and agreed in writing by the Local Planning Authority

- Drawings showing the extent of ceramic tile and marble cladding replacements and modification of the existing tile pattern to accommodate alterations
- The specification for the repair or replacement of the floor tiles in the Ladies' and Gentlemen's pools
- The methodology for taking up, repairing and relaying marble flooring in the foyer of the Natural Baths along with details of amending any floor pattern as a result of alterations

The development shall be carried out in accordance with the agreed details.

24. Historic glass shall be retained unless otherwise agreed in writing with the Local Planning Authority

Pump Room:

25. Prior to the commencement of development on site (or at such time as is agreed) the following details shall be submitted to and agreed in writing by the Local Planning Authority:

- detailed specifications and working drawings for the installation of toilets in the Pump Room pavilions
- Specifications for the repair of the decorative stained glass windows, decorative plaster, marble cladding, joinery and flooring within the Pump Room
- Full detailed drawings and specifications for the new cupolas on the Pump Room roof

The development shall be carried out in accordance with the agreed details.

Landscaping and External Areas:

26. Prior to the commencement of development on site, or at such time as it agreed, full details of the landscaping scheme and layout of all external areas within the development site, shall be submitted to and agreed in writing with the Local Planning Authority . The development shall be carried out ion accordance with the agreed details

27. Prior to the commencement of development on site, or such time as is agreed, full details and working drawings of the proposed external ramps and guarding balustrades in the arcades and passageway, shall be submitted to and agreed in writing by the Local Planning Authority. the development shall be carried out in accordance with the agreed details.

Materials:

28. Prior to the commencement of development on site, or other such time as is agreed the following detailed specifications shall be submitted to and agreed in writing by the Local Planning Authority;

- All stonework repairs
- all joinery and associated ironmongery repairs or replacements

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- the treatment of all existing and proposed new floor surfaces and floor coverings throughout the complex
- materials and finishes for en suite bathrooms
- all new materials and new joinery details incorporated in the new build extensions

The development shall be carried out in accordance with the agreed details.

29. Where cladding of roof trusses is proposed this shall be in softwood boarding to match the existing unless otherwise agreed in writing with the Local Planning Authority

Fireplaces:

30. Prior to the commencement of development on site, or such time as is agreed, proposals for the removal or replacement of fireplaces or surrounds shall be submitted to and agreed in writing agreed with the Local Planning Authority . The development shall be carried out in accordance with the agreed details.

Mechanical, Electrical and Plumbing Services:

31 Prior to the commencement of development on site or at such time as is agreed, the following details shall be submitted and agreed in writing with the Local Planning Authority:

- Detailed plans and specifications for the provision of all heating, cooling and ventilation equipment, including extract and intake grilles, throughout the Crescent, Natural Baths and Pump Rooms
- Proposals for the retention or removal of historic fittings (radiators, light fitting etc)
- Proposals for lighting within the Ballroom / Assembly Room, Card Room, Grand Staircase and the public and conference rooms of the Hotel,
- Proposals for all external lighting, including that within the arcades and passageway,
- Details of the vertical and horizontal service ducts and their impact on the historic fabric
- Details of all passenger and goods lifts, and catering hoists

The development shall be carried out in accordance with the agreed details.

Reasons

1. This Listed Building Consent is granted subject to the condition that the works to which it relates must be begun not later than the expiration of 5 years beginning with the date on which consent is granted.
2. For the avoidance of doubt and in particular to establish the phasing of the project to enable the discharge of conditions at appropriate times.

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E-mail planning@highpeak.gov.uk Website www.highpeak.gov.uk

3 – 31 In order to protect and enhance historic and architectural features and fabric of the grade 1 Listed Building and its surroundings.

Summary of reasons for granting permission

The decision to grant planning permission has been taken because the Council considers that the application has put forward a proposal that will preserve and enhance the Grade 1 listed Crescent building and its environment.

The decision to grant planning permission has also been taken having regard to all other relevant material planning considerations and to the following relevant policies and proposals in the Development Plan.

POLICIES RELEVANT TO THIS DECISION

High Peak Local Plan Saved Policies

BC5 - Conservation Areas
BC7 Alterations and Extensions to Listed Buildings
BC10 Archaeological and other Heritage Features
BC11 Historic Parks and Gardens
GD2 - Built up area boundaries
TC1 - Town Centres
TC2 - Town Centre Environment

PPS5 Planning for the Historic Environment

Notes to Applicant

The development shall be carried out in accordance with the details and conditions of the corresponding application for planning permission ref: HPK/2011/0322

Plans

The plans to which this Notice refers are listed below:

37882-002
37882-003
37882-004
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37882-006
37882-007
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37882-013

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45177 AL(21) 0205
45177 AL(21) 0206
45177 AL(21) 0207
45177 AL(21) 0208
45177 AL(21) 0209
45177 AL(21) 0210
45177 AL(21) 0211
45177-081
45177 AL(6) 0204
45177 AL(6) 0205
45177 AL(6) 0206
45177 AL(6) 0207
45177 AL(6) 0208
45177 AL(6) 0209
45177 AL(6) 0210
45177 L[2] 300
45177 L[2] 301
37882 095
37882 0260
37882 0261
37882 0262
37882 0263
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37882 0265
37882 0266
45177-276
45177 L(90) 100
45177 SK001
45177 SK002
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0242/01
0242/02

Please Note: This decision notice does not convey any approval or consent which may be required under any enactment, bye-law, order or regulation other than Section 16 of the Planning (Listed Building and Conservation Areas) Act 1990.

Approval under the Building Regulations may also be required. Advice in this respect can be obtained by contacting the Councils Building Control Section on 0845 129 7777.

Any other statutory consent necessary must be obtained from the appropriate authority.

This consent is granted subject to conditions and it is the owner(s) and the person(s) responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond. **A fee is payable to us for the discharge of condition. Please refer to our web site : www.highpeak.gov.uk for details.** If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a "condition precedent". The following should be noted with regards to conditions precedent:

- (a) If a condition precedent is not complied with, the whole of the development will be unauthorised and you may be liable to enforcement action.
- (b) Where a condition precedent is breached and the development is unauthorised, the only way to rectify the development is the submission of a new application.

Other conditions on this permission must also be complied with. Failure to comply with any condition may render the owner(s) and the person(s) responsible for the implementation of the development liable to enforcement action.

The permission is granted in strict accordance with the approved plans. It should be noted however that:

- (a) Any variation from the approved plans following commencement of the development irrespective of the degree of variation will constitute unauthorised development and may be liable to enforcement action.
- (b) Variation to the approved plans will require the submission of a new planning application.

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