



High Peak Borough Council

working for our community

Application for listed building consent for alterations,
extension or demolition of a listed building.
Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Mr	First name:		Surname:			
Company name:	Britannia Hotels						
Street address:	Halecroft			Country Code	National Number	Extension Number	
	253 Hale Road			Telephone number:			
				Mobile number:			
Town/City:	Hale			Fax number:			
County:	Cheshire			Email address:			
Country:	United Kingdom						
Postcode:	WA15 8RE						
Are you an agent acting on behalf of the applicant? <input checked="" type="radio"/> Yes <input type="radio"/> No							

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Chris	Surname:	Holroyd		
Company name:	Prestwich Design Group						
Street address:	Halecroft			Country Code	National Number	Extension Number	
	253 Hale Road			Telephone number:	44	0161904538	
				Mobile number:	44		
Town/City:	Hale			Fax number:	44		
County:	Cheshire			Email address:			
Country:	United Kingdom						
Postcode:	WA15 8RE			chris.holroyd@britanniahotels.com			

3. Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s):

Conversion of storage and office space into mixture of 18 ensuite hotel bedrooms and suites.

Has the work already started
without planning permission?

☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House:	<input type="text"/>	Suffix:	<input type="text"/>
House name:	<input type="text" value="Palace Hotel"/>		
Street address:	<input type="text" value="Palace Road"/>		
	<input type="text"/>		
Town/City:	<input type="text" value="Buxton"/>		
County:	<input type="text" value="Derbyshire"/>		
Postcode:	<input type="text" value="SK17 6AG"/>		

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	<input type="text" value="405741"/>
Northing:	<input type="text" value="373779"/>

Description:

5. Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

☒ Yes ☐ No

If Yes, please describe and include the planning application reference number(s), if known:

Approved Listed Building Consent 2015.0390
Approved Building Regulation application FP/2015/0140

6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

7. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☐ Yes ☒ No

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

9. Materials

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded):

Windows - add description

Description of *existing* materials and finishes:

Existing timber sash windows

Description of *proposed* materials and finishes:

Proposed timber sash windows to be either refurbished or new, all to match existing design

External doors - add description

Description of *existing* materials and finishes:

Existing timber frame and door leaf incorporating glazed panels

Description of *proposed* materials and finishes:

Proposed timber frame and door leaf incorporating glazed panels to be refurbished or replaced where required, design to match existing

Ceilings - add description

Description of *existing* materials and finishes:

Existing lath and plaster ceilings

Description of *proposed* materials and finishes:

Existing ceilings to be under-drawn with plasterboard and skim finish.

Internal walls - add description

Description of *existing* materials and finishes:

Existing walls consist of load bearing masonry with plaster finish and stud partitions with plasterboard finish.

Description of *proposed* materials and finishes:

New stud partitions with plasterboard and skim finish. Existing internal walls to be dry lined with insulation and plasterboard to provide improved sound insulation

9. Materials (continued)

Floors - add description

Description of *existing* materials and finishes:

Existing concrete ground floor

Existing timber upper floors with timber floor boards

Description of *proposed* materials and finishes:

Where required new timber infills consisting floor joists with timber floor boards to match and line through with existing.

Internal doors - add description

Description of *existing* materials and finishes:

Existing timber frame doors and architraves

Description of *proposed* materials and finishes:

Where possible existing doors and architraves to be refurbished, all new doors to be timber panel moulding, architraves and frames to match existing.

Vehicle access and hard standing - add description

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Lighting - add description

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Others - add description

Other

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Are you supplying additional information on submitted drawings or plans?

☒ Yes

☐ No

If Yes, please state plan(s)/drawing(s) references:

P339.NA.501 Existing OS
P339.00.001 Existing Ground Floor Plan
P339.00.002 Existing Mezzanine Floor Plan
P339.01.001 Existing First Floor Plan
P339.02.001 Existing Second Floor Plan
P339.03.001 Existing Third Floor Plan
P339.00.101 Proposed Ground Floor Plan sheet 1 of 2
P339.00.102 Proposed Ground Floor Plan sheet 2 of 2
P339.00.103 Proposed Mezzanine Floor Plan sheet 1 of 2
P339.00.104 Proposed Mezzanine Floor Plan sheet 2 of 2
P339.00.201 Proposed Ground Floor Services Plan
P339.01.101 Proposed First Floor Plan Store Refurbishment
P339.01.102 Proposed First Floor Plan Office Refurbishment
P339.01.103 Proposed First Floor Plan Store Refurbishment
P339.02.101 Proposed Second Floor Plan
P339.03.101 Proposed Third Floor Plan
P339.NA.703 Proposed Door Details

10. Demolition

Does the proposal include total or partial demolition of a listed building?

☐ Yes

☒ No

11. Listed building alterations

Do the proposed works include alterations to a listed building?

☒ Yes ☐ No

If Yes, will there be works to the interior of the building?

☒ Yes ☐ No

Will there be works to the exterior of the building?

☒ Yes ☐ No

Will there be works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

☐ Yes ☒ No

Will there be stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

☒ Yes ☐ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed, and the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

State references for these plan(s)/drawing(s):

P339.NA.501 Existing OS
P339.00.001 Existing Ground Floor Plan
P339.00.002 Existing Mezzanine Floor Plan
P339.01.001 Existing First Floor Plan
P339.02.001 Existing Second Floor Plan
P339.03.001 Existing Third Floor Plan
P339.00.101 Proposed Ground Floor Plan sheet 1 of 2
P339.00.102 Proposed Ground Floor Plan sheet 2 of 2
P339.00.103 Proposed Mezzanine Floor Plan sheet 1 of 2
P339.00.104 Proposed Mezzanine Floor Plan sheet 2 of 2
P339.00.201 Proposed Ground Floor Services Plan
P339.01.101 Proposed First Floor Plan Store Refurbishment
P339.01.102 Proposed First Floor Plan Office Refurbishment
P339.01.103 Proposed First Floor Plan Store Refurbishment
P339.02.101 Proposed Second Floor Plan
P339.03.101 Proposed Third Floor Plan

12. Listed Building Grading

If known, what is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

☐ Don't know ☐ Grade I ☐ Grade II* ☒ Grade II

Is it an ecclesiastical building?

☐ Don't know ☐ Yes ☒ No

13. Immunity from Listing

Has a Certificate of Immunity from listing been sought in respect of this building?

☐ Yes ☒ No

14. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ The agent ☐ The applicant ☐ Other person

15. Certificates (Certificate A)

Certificate Of Ownership - Certificate A Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which the application relates.

Title: First name: Surname:

Person role: Declaration date: ☒ Declaration made

16. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

☒ Date