



# 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:	Paul	Surname:	Hare
Company name:	High Peak Borough Council				
Street address:	Buxton Town Hall				
	Market Place				
Town/City:	Buxton				
Country:					
Postcode:	SK17 6EL				
Telephone number:					
Mobile number:					
Fax number:					
Email address:					
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:	Mrs	First Name:	Raida	Surname:	Kassim-Bench
Company name:	Bench Architects				
Street address:	23 Terrace Road				
Town/City:	Buxton				
Country:	United Kingdom				
Postcode:	SK17 6DU				
Telephone number:	0129823991				
Mobile number:					
Fax number:					
Email address:	info@bencharchitects.co.uk				

### 3. Description of the Proposal

Please describe the proposed works:

Repair and refurbishment of the Octagon and associated buildings at the Buxton Pavilion Gardens this includes:

- Octagon & Octagon Reception: Renewal of the Octagon Ring Beam is a core component of the works. Repair and redecoration of the cast & wrought iron structures. Re-roofing below dome to allow structural repairs.
- Octagon & Octagon Reception Fenestration: Joinery repairs, replace inappropriate C20th doors and re-decoration.
- Rear Stage area repairs: re-roofing flat roof & re-render walls.
- Northern Patent Glazing: Removal of the c.1970/1980s patent glazing and 1920's timber-structures adhered to the Octagon to north and north-east and replaced with a flat roof that will allow improved maintenance. Erect new structural columns adjacent to the Octagon to support new flat roofs.
- Octagon Reception: The C1970s patent glazing and 1920's structures fixed to the northern Octagon Reception are to be replaced with a flat roof - which allows the original clerestory glazing to be reinstated incorporating structural reinforcement to stabilize the spreading columns. A simplified (non-glazed) reinforced clerestory detail is proposed to the southern Reception columns. Demolition of an inner stud wall to the Octagon Reception/West Pavilion to expose the Eastern Truss to execute the structural consolidation.

3. Description of the Proposal

- Internal alterations to the Octagon & Octagon Lounge: Replace timber flooring to allow structural consolidation work to sleeper walls, floors and installation of new drainage system. Ceramic tiles & entrance matting on new concrete floor to bar frontage area and entrance to Reception. New mechanical and electrical services. Internal re-decoration. New motorized blind to the Octagon. Bar frontage improvements.
- Remedial and upgrade works to internal walls and doors to improve fire compartmentation.

Has the work already started? ☐ Yes ☒ No

4. Site Address Details

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

House:  Suffix:

House name:

Street address:

Town/City:

Postcode:

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

Easting:

Northing:

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:

HPK/0002/0839 06/02/1984 Approved  
HPK/0002/0855 07/02/1984 Approved  
HPK/0002/3743 02/10/1985 Approved  
HPK/0002/4641 01/08/1986 Approved  
HPK/0002/9570 20/06/1990 Approved  
HPK/0002/9808 29/08/1990 Approved  
HPK/0003/1166 03/12/1991 Approved  
HPK/0003/1177 05/12/1991 Approved  
HPK/0003/2597 12/05/1993 Approved  
HPK/0003/4670 05/06/1995 Withdrawn  
HPK/0003/4711 27/06/1995 Withdrawn  
HPK/0003/5694 27/08/1996 Approved  
HPK/0003/6765 04/11/1997 Approved  
HPK/0003/6848 09/12/1997 Approved  
HPK/0003/7255 19/05/1998 Approved  
HPK/2006/0384 12/05/2006 Internal structural alterations for change of use of storage area to new public toilet and amenities App  
HPK/2008/0005 08/01/2008 Listed Building Consent: Refurbishment and new fit out to retail, cafe and bar/restaurant areas of Buxton Pavilion incorporating new floor finishes, counter, bar and back bar construction, fitted booth seating and artist display. Approved  
HPK/2008/0251 02/04/2008 Restoration and refurbishment of Conservatory at the Pavilion Gardens. Approved  
HPK/2009/0264 07/05/2009 Creation of a new studio theatre on the existing auditorium stage. Construction of new entrance ramp and stairs to studio theatre. Installation of new canopies to studio theatre and St Johns Road entrance. Refurbishment of existing toilets. Approved  
HPK/2009/0307 07/05/2009 Listed Building Consent for creation of a new studio theatre on the existing auditorium stage. Construction of new entrance ramp and stairs to studio theatre. Installation of new canopies to studio theatre Approved  
HPK/2009/0624 Installation of new vertical platform lift Permitted Development  
HPK/2009/0658 04/11/2009 Listed building consent for installation of new vertical platform lift Approved  
HPK/2009/0675 01/12/2009 Signage Approved  
HPK/2009/0676 16/11/2009 Listed Building Consent for Signage Approved

## 5. Related Proposals

HPK/2011/0281 To display banners or hoardings to premises perimeter to promote events, community activities & services Invalid  
HPK/2015/0516 24/09/2015 Proposed erection of temporary structure to accommodate different events. Approved

## 6. Pre-application Advice

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

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title:  First name:  Surname:

Reference:

Date (DD/MM/YYYY):  (Must be pre-application submission)

Details of the pre-application advice received:

- 18.07.2016 Ben Haywood (Senior Officer/HPBC) - Queried if a full planning application was required. Answer - LBC would be sufficient
- 2015 & 2016 Liaison with Richard Tuffrey (Senior Conservation Officer/HPBC) emails regarding proposals and site meeting 10.09.2015.
- 09.12.2015 Site meeting with Richard Tuffrey and Louise Brennan (Historic England) - the following items were discussed:
  - Octagon Ring Beam Repairs.
  - Chair Store and Octagon Reception Lobby.
  - Northern Patent Glazing replacement with flat roofing.
  - Octagon Reception - Clerestory Reinstatement.
  - Octagon Reception - Structural reinforcement to stabilize spreading columns, other works, stud walling.
  - 1935 Administrative North Wing - repairs.
  - Internal Alterations - Internal Painting, stone plinth, blinds, timber floors, bar frontage, reception flooring.

The M&E Consultants also liaised with Richard Tuffrey (HPBC) regarding the proposed Mechanical & Electrical Services.

## 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

If Yes, please provide details of the name, relationship and role:

A member of staff. The applicant is HPBC.

## 9. Materials

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

**OTHER - description:**

Type of other material:

Description of *existing* materials and finishes:

Please refer to existing drawings and documentation.

Description of *proposed* materials and finishes:

Please refer to proposed drawings and documentation.

## 9. Materials

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Please refer to Drawings Issue Sheets and Design, Access and Heritage Statement.

## 10. Demolition

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

☒ Yes ☐ No

Which of the following does the proposal involve?

a) Total demolition of the listed building

☐ Yes ☒ No

b) Demolition of a building within the curtilage of the listed building

☒ Yes ☐ No

c) Demolition of a part of the listed building

☒ Yes ☐ No

What is the total volume of the listed building?  m<sup>3</sup>

What is the volume of the part to be demolished?  m<sup>3</sup>

What was the date (approximately) of the erection of the part to be removed? Month:  Year:  (Date must be pre-application submission)

Please describe the building or part of the building you are proposing to demolish:

Removal of the c.1970/1980s patent glazing and 1920's timber-structures adhered to the Octagon to the north and north-east (St Johns Road) side and to the northern Octagon Reception.

Removal of the liner metal cladding ceilings to the Octagon Reception.

Demolition of an 2000 the century inner stud wall to the Octagon Reception/West Pavilion to expose the Eastern Truss to execute the structural consolidation work.

To Octagon, Octagon Reception & Chair Store - Replacement of timber and concrete flooring.

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

The roof patent glazing is in a poor state of repair at the end of their life cycle, with poor abutment details to the adjacent buildings. Replacement with a flat roofing will allow improved maintenance access (including access platforms to be erected); improved abutment details with exiting structures. The new flat roofing will have a lower profile and will not be visible from St Johns Road thereby improving the visual impact of the Octagon, while maintaining the same internal function.

To Octagon & Octagon Reception - Replace timber flooring to allow for the erection of scaffolding to enable Octagon ringbeam repairs; to allow structural consolidation work to Octagon sleeper walls, replacement of decayed timber floor joists to Octagon Reception and installation of new drainage system.

To Chair Store & Octagon Reception replace existing defective un-insulated concrete floor to allow for the installation of drainage and insulation.

## 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):

Please refer to both existing and proposed drawings and documents

## 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:

Joanne

Surname:

Higgins

Person role:

APPLICANT

Declaration date:

23/08/2016



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

23/08/2016