

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
Date: 21 December 2020 17:11:44

Application Reference No. : HPK/2020/0443 Site Address: 1 Dale Road Buxton Derbyshire SK17 6LN
Buxton Comments by: Kate MacLean5 Church Street (holiday cottage)

From:

The Smithy
Church Street
Buxton
Buxton
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SK17 6HD

Phone:

Email:

Submission: Objection

Comments: This property lies adjacent to the boundary of the Buxton Conservation Area - the boundary has been specifically drawn to include it. Although the Conservation Area Appraisal doesn't describe it, the property would appear to predate the Victorian terraces adjacent and opposite, lying close to a key historic junction, at the gateway into Higher Buxton. Within the Conservation Area, the loss of traditional shopfronts is greatly regretted and signage should be appropriate. In this case, the property has already lost its timber upper floor windows and further loss of historic character is not acceptable. Admittedly, the blue painted shopfront with net curtains hanging limply in the steamy interior was no selling point, but what is needed is a well-detailed timber shopfront incorporating appropriate ventilation. Even more importantly, the shop needs quality signage, respecting the form of the shopfront, with its two bays and recessed doorway, and painted sign-writing or individual lettering.

Higher Buxton is reviving on account of its independent retailers and the new shopfronts to the former RBS have been welcomed by the community. Allowing this retrospective application would set a very poor precedent, with properties on on the High Street being at risk of similar treatment if it is seen to be allowed. The applicant and their agent should be supported with shopfront advice and Conservation Area guidance.

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