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7 Park Road, Buxton

The main impact on the character and appearance of the Conservation Area will be the replacement windows and insertion of new rooflights. The replacement of the lead with a lead-coloured membrane to the top of the hip will not be visible. We just need to ensure that during re-roofing the slates are matched and the clay ridge and hip tiles are reinstated.

I note that most of the windows are already poorly designed mock-sashes so there is no objection to their replacement but we should be looking for a design which enhances the building's significance (based on the originals).

The only new visible rooflights will be the two to the east elevation which will currently be partly screened by the trees. You will need to take a view as to how prominent these will be as rooflights are not an historic feature of the building and look conspicuous on a shallow slope. It is not essential for this room to have 3 rooflights and a dormer.

We really need details of the replacement windows prior to determination as these are a significant element of the proposal. Details should look like vertically-sliding sash windows (preferably vertically sliding) with a projecting upper sash and replicating the historic sections.

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