



High Peak Borough Council

working for our community

Application for Planning Permission; Listed Building Consent for alterations, extension or demolition of a listed building

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	
Suffix	
Property Name	Grove Parade, Grove Hotel
Address Line 1	Terrace Road
Address Line 2	
Address Line 3	Derbyshire
Town/city	Buxton
Postcode	SK17 6AJ

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
405913	373587

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Contact Details

Primary number

Secondary number

Fax number

Email address

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s)

This proposal is to bring this empty hotel building back to life with the creation of 20 apartments. The existing frontage is retained unaltered and there are two small extensions to the rear elevation

Has the development or work already been started without consent?

- ☐ Yes
☒ No

Listed Building Grading

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

Demolition of Listed Building

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

- ☒ Yes
☐ No

If Yes, 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

If the answer to c) is Yes

What is the total volume of the listed building?

3629.00	Cubic metres
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What is the volume of the part to be demolished?

51.00	Cubic metres
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What was the date (approximately) of the erection of the part to be removed?

Month

January

Year

1925

(Date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish

the proposal is to demolish the single storey flat roof infill that was the hotel reception and replace it with a new infill that accommodates the stair serving the new apartments

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

an extract from the Heritage Statement says: "The rear of the property has been much altered in the late 19th and 20th centuries as seen by the protruding extensions of non-matching materials and finishes and features such as bay windows" the proposal is to improve the much altered and visually unsightly rear elevation to the building by removing a newer addition to the original building and replacing it with two new small extensions. These new interventions alongside the replacement of all the windows, repointing & cleaning of the existing stonework and removal of all the external plant such as flues and a/c condensers will visually improve the rear elevation and create an efficient layout for the new apartments

Immunity from Listing

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

- ☐ Yes
☒ No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- ☒ Yes
☐ No

If Yes, do the proposed works include

a) works to the interior of the building?

- ☒ Yes
☐ No

b) works to the exterior of the building?

- ☒ Yes
☐ No

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

- ☒ Yes
☐ No

d) 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. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

3D Massing P750 Rev A.
Elevations Proposed - Sheet 1 - P700 Rev C
Elevations Proposed - Sheet 2 - P701 Rev A
Existing 3D Massing Diagram - E008 Rev A
Existing Elevations Sheet 1 - E006 Rev A
Existing Elevations Sheet 2 - E007 Rev A
Existing First Floor - E002 Rev A
Existing Ground Floor - E001 Rev A
Existing Roof Plan - E005 Rev A
Existing Second Floor - E003 Rev A
Existing Third Floor - E004 Rev A
Proposed First Floor - P101 Rev C
Proposed Fourth Floor - P401 Rev C.pdf
Proposed Ground Floor - P001 Rev C
Proposed Roof Plan - P600 Rev A.pdfv
Proposed Second Floor - P201 Rev C
Proposed Site Plan - P1000 Rev B.pdf
Proposed Third Floor - P301 Rev C.pdf

Materials

Does the proposed development require any materials to be used?

- ☒ Yes
☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:

External walls

Existing materials and finishes:

Natural stone and render

Proposed materials and finishes:

render

Type:

Roof covering

Existing materials and finishes:

slate and asphalt

Proposed materials and finishes:

rubber

Type:

Windows

Existing materials and finishes:

timber framed single glazed windows

Proposed materials and finishes:

timber framed double glazed windows

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Location Plan - L001 Rev B
3D Massing P750 Rev A.
Elevations Proposed - Sheet 1 - P700 Rev C
Elevations Proposed - Sheet 2 - P701 Rev A
Existing 3D Massing Diagram - E008 Rev A
Existing Elevations Sheet 1 - E006 Rev A
Existing Elevations Sheet 2 - E007 Rev A
Existing First Floor - E002 Rev A
Existing Ground Floor - E001 Rev A
Existing Roof Plan - E005 Rev A
Existing Second Floor - E003 Rev A
Existing Third Floor - E004 Rev A
Proposed First Floor - P101 Rev C
Proposed Fourth Floor - P401 Rev C.pdf
Proposed Ground Floor - P001 Rev C
Proposed Roof Plan - P600 Rev A.pdf
Proposed Second Floor - P201 Rev C
Proposed Site Plan - P1000 Rev B.pdf
Proposed Third Floor - P301 Rev C.pdf
SHD Design & Access Statement - Grove Hotel - Rev 1 - Planning Issue

Site Area

What is the measurement of the site area? (numeric characters only).

280.00

Unit

Sq. metres

Existing Use

Please describe the current use of the site

vacant

Is the site currently vacant?

☒ Yes

☐ No

If Yes, please describe the last use of the site

hotel

When did this use end (if known)?

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

☐ Yes

☒ No

Land where contamination is suspected for all or part of the site

☐ Yes

☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

☐ Yes

☒ No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

☐ Yes

☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes

☒ No

Are there any new public roads to be provided within the site?

☐ Yes

☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

- ☐ Yes
☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- ☐ Yes
☒ No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- ☐ Yes
☒ No

Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains sewer
☐ Septic tank
☐ Package treatment plant
☐ Cess pit
☐ Other
☐ Unknown

Are you proposing to connect to the existing drainage system?

- ☐ Yes
☐ No
☒ Unknown

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- ☐ Yes
☒ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ☐ Yes
☒ No

Will the proposal increase the flood risk elsewhere?

- ☐ Yes
☒ No

How will surface water be disposed of?

- ☐ Sustainable drainage system
☐ Existing water course
☐ Soakaway
☒ Main sewer
☐ Pond/lake

Trees and Hedges

Are there trees or hedges on the proposed development site?

- ☐ Yes
☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- ☐ Yes
☒ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- ☒ Yes
☐ No

If Yes, please provide details:

see site plan drawing ref P1000B

Have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes

☐ No

If Yes, please provide details:

see site plan drawing ref P1000B

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

☒ Yes

☐ No

Please note: This question is based on the current housing categories and types specified by government.

If your application was started before 23 May 2020, the categories and types shown in this question will now have changed. We recommend that you review any information provided to ensure it is correct before the application is submitted.

	Current	Proposed
1. The proposed change will improve the accuracy of the data.	Yes	No
2. The proposed change will reduce the risk of error.	Yes	No
3. The proposed change will increase the efficiency of the process.	Yes	No
4. The proposed change will enhance the security of the system.	Yes	No
5. The proposed change will improve the user experience.	Yes	No
6. The proposed change will reduce the cost of the project.	Yes	No
7. The proposed change will increase the reliability of the system.	Yes	No
8. The proposed change will improve the overall quality of the product.	Yes	No
9. The proposed change will enhance the performance of the system.	Yes	No
10. The proposed change will reduce the time to market.	Yes	No

Please select the housing categories that are relevant to the proposed units

- ☒ Market Housing
- ☐ Social, Affordable or Intermediate Rent
- ☐ Affordable Home Ownership
- ☐ Starter Homes
- ☐ Self-build and Custom Build

Market Housing

Please specify each type of housing and number of units proposed

Housing Type:	
Flats / Maisonettes	
1 Bedroom:	
9	
2 Bedroom:	
11	
3 Bedroom:	
0	
4+ Bedroom:	
0	
Unknown Bedroom:	
0	
Total:	
20	

20

Existing

Please select the housing categories for any existing units on the site

- ☐ Market Housing
- ☐ Social, Affordable or Intermediate Rent
- ☐ Affordable Home Ownership
- ☐ Starter Homes
- ☐ Self-build and Custom Build

Totals

Total proposed residential units	20
Total existing residential units	0
Total net gain or loss of residential units	20

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- ☒ Yes
- ☐ No

Please add details of the Use Classes and floorspace.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. [View further information on Use Classes.](#)

Use Class:

C1 - Hotels and halls of residence

Existing gross internal floorspace (square metres):

1344

Gross internal floorspace to be lost by change of use or demolition (square metres):

1344

Total gross new internal floorspace proposed (including changes of use) (square metres):

1465

Net additional gross internal floorspace following development (square metres):

121

Totals	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
	1344	1344	1465	121

Loss or gain of rooms

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- ☐ Yes
☒ No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- ☐ Yes
☒ No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- ☐ Yes
☒ No

Is the proposal for a waste management development?

- ☐ Yes
☒ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- ☐ Yes
☒ No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ☐ Yes
☒ No

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?

- ☒ The agent
☐ The applicant
☐ Other person

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

01/09/2021

Details of the pre-application advice received

6.0 PRE-APPLICATION CONSULTATION

Meeting notes: 01/09/2021

Notes on Pre-app conversation with Rachael Simpkins of High Peak BC planning department Wednesday 1st September 2021

The headlines from the call are that:

- There would be "broad policy support" for this interesting proposal
- There is policy support for bringing vacant buildings back into use
- The property is within the Town Centre so policy CS1 applies which means the proposal should not have an adverse impact on the commercial viability of the town centre

Key issues will be complying with:

- Heritage issues
- National standards for apartment and room sizes - Amenity standards
- Environmental health standards
- Parking standards

Heritage Issues

A Heritage Assessment would need to form part of any application and would explain how the conversion was being sensitive to the historic nature of the building.

National Standards for apartment and room sizes

A quick look at these would indicate that a majority of the units in the current concept scheme meet the required minimum standards and any that fall below would need to have a robust justification such as working within the existing structure of the building. This would need to be considered at the detailed design stage.

Amenity standards

When talking about this issue the planning officer was particularly stressing the need for all habitable rooms to have good natural light

Environmental Standards

The issue here was primarily that the presence of residential accommodation shouldn't have a detrimental effect on the commercial viability of the town centre. This particularly relates to noise. So the residents should not be able to prevent commercial activity on the ground floor or in the proximity of the flats on the grounds of noise.

Parking standards

The advice here is that we should look at the issue of 'Intensification', namely, what the parking requirements for the flats is compared with that for a hotel.

Project Ref | SHD/BX-GH-01 | August 2022

6.0 PRE-APPLICATION CONSULTATION

Meeting notes: 01/09/2021 cont

Planning application

There is a change of use from C1 to C3 and this would form part of the scope of the application.

The following reports / surveys will be needed to accompany any application:

- The building is listed so the application will need a Heritage Statement
- The planning officer advised that the Derbyshire wildlife trust be consulted over the requirements for a bat survey.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

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

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

☐ Yes

☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

- ☒ Yes
☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
☒ No

Certificate Of Ownership - Certificate A

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* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☐ The Applicant
☒ The Agent

Title

mr

First Name

chris

Surname

russell

Declaration Date

11/08/2022

☒ Declaration made

Declaration

I / We hereby apply for Full planning & listed building consent as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

chris russell

Date

11/08/2022