

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
Date: 05 January 2023 12:48:35

Application Reference No. : HPK/2022/0521 Site Address: 32 Portland Hotel St Johns Road Buxton
Derbyshire SK17 6XQ Buxton Comments by: Mr PJJ GibbonsMr PJJ Gibbons

From:

19 Manchester Road

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Phone:

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Submission: Neither

Comments: The proposal will not enhance the character of the conservation area - whether it is neutral externally is unclear. There are numerous new waste and water pipes planned (including in the basement) and so it should be clarified how these connect to the outside pipes - e.g. a front waste pipe will definitely be detrimental to character. The front door should not be bordered up. The internal fabric of the building will be significantly changed for the worse due to removal of walls and features - also, c. over 20 doors will be removed many which might be original. Plans should fit into the existing structure. As the cost of works will be significant, it would have been good if some work could have been included to enhance character such as rebuilding the stone frontage wall

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