



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 (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

Devonshire Dome

Address Line 1

Devonshire Road

Address Line 2

Address Line 3

Derbyshire

Town/city

Buxton

Postcode

SK17 6RY

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

Easting (x)

405651

Northing (y)

373680

Description

Applicant Details

Name/Company

Title

Mr

First name

David

Surname

Varley

Company Name

University of Derby

Address

Address line 1

Kedleston Road

Address line 2

Address line 3

Town/City

Derby

County

Country

United Kingdom

Postcode

DE22 1GB

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

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

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

Installation of two positive input ventilation systems for radon mitigation at Lismore Villas and Northeligh House, within the curtilage of the Devonshire Dome

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

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

- ☐ Yes
☒ No

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).

Two basement rooms at Lismore Villas and Northleigh House have been identified as having higher levels of radon than is accepted. It has been concluded by that a wall mounted Positive Input Ventilation (PIV) system will be effective at reducing radon concentrations to the required level at both properties.

These systems require PIV units to be wall mounted internally, as well as air intake equipment which will be located externally. At Lismore Villas the proposed location of the air intake is at the rear elevation. Due to the elevated ground level around these rooms, the air intake cannot be placed directly into the external walls. Therefore, there will a 100mm pipe up-stand taken approximately 400mm from ground level, with a mushroom cowl vent.

At Northleigh House due to the location of the room with highest radon levels, the air intake pipe must be located on the front elevation. Due to the elevated ground level the air intake will also take the form of 100mm pipe up-stand taken approximately 400mm from ground level, with a mushroom cowl vent.

Impact:

These buildings themselves are not listed, only included within the listing of a separate building, as structures within the curtilage. We note that the main significance Lismore Villas and Northleigh House have to the Devonshire Dome is their contribution to the setting and character of the area. Therefore, it can be said that the alterations that are proposed, in order to reduce a risk to public health, will not have a substantial impact on the overall massing, scale and character which make Lismore Villas and Northleigh House beneficial elements of the setting, or their retrospective conservation areas.

More detail on the work and impact can be found in the attached Heritage Statement, however overall the heritage impact of installing the PIV systems at Lismore Villas and Northleigh House is low.

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:

Other

Other (please specify):

Fittings for radon mitigation

Existing materials and finishes:

Historic building fabric will be entirely unchanged except for minor alteration associated with installation of radon mitigation fittings.

Proposed materials and finishes:

The PIV system finishes are black plastic ductwork and mushroom cowl vent as well as metal PIV units to be internally wall mounted.

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

More information provided in Design and Access Statement and Heritage Statement

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☐ 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)

28/11/2022

Details of the pre-application advice received

Correspondence via email on requirement of elevation drawings for radon mitigation work at St Helena. Scott Nicholas responded that if there are to be boxes, units, service runs etc, then they will need to be shown on a to scale elevation drawing.

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

Certificates under 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

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 (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.

Person Role

- ☐ The Applicant
- ☒ The Agent

Title

Mr

First Name

Richard

Surname

Woods

Declaration Date

02/03/2023

☒ Declaration made

Declaration

I / We hereby apply for 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

Richard Woods

Date

03/03/2023