

DELEGATED DECISION REPORT

HPK/2023/0183
Valid 25/05/2023

DEVONSHIRE DOME
DEVONSHIRE ROAD
BUXTON

APPLICATION FOR LISTED
BUILDING CONSENT TO
REFURBISH THE
DEVONSHIRE DOME FLOOR.

(LISTED BUILDING CONSENT -
ALTERATION)

MAIN ISSUES

- Heritage – Listed Building

DESCRIPTION OF SITE

Devonshire Dome is a Grade II* listed building. Now operating as a college building the Devonshire Dome was previously constructed as a stables, later hospital in 1785-90. Named for the distinctive copper dome, the building is of a Georgian style with copper dome and slate roof. Internally there is a large open space with a wooden floor, with central detail. A number of other rooms branch off this central space.

PROPOSAL

Listed building consent is sought to repair the existing wood floor in the central space. Pre-application advice was sought from the HPBC Conservation Officer and a repair method chosen. The floor is to be lightly sanded and revarnished. Unsatisfactory test samples are to be repaired, and the central floor details repaired. An detailed method statement has been provided within the revised design and access statement.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
S 2 Settlement Hierarchy
EQ 6 Design and Place Making
EQ 7 Built and Historic Environment
CF 6 Accessibility and Transport

National Planning Policy Framework

Section 4 – Decision making
Section 12 – Well-designed places
Section 16 – Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0002/3538 - Gas Meter House And External Flues On Existing Buildings APPROVED 16/09/1985

HPK/0003/9787 - Change Of Use From Hospital (class C2) To University (class D1) APPROVED 25/04/2001

HPK/2002/0082 - Demolition Of Joinery Shop/link Corridor, Greenhouse And Outbuildings APPROVED 26/03/2002

HPK/2002/0435 - Removal Of Areas Of Ground Floor Ceilings To Carry Out Investigative Works And Future Strengthening APPROVED 11/11/2002

HPK/2002/0436 – Remedial Works To Dome Floor APPROVED 19/07/2002

HPK/2002/0774 - Internal Alterations To Include Removal Of Existing Ceiling Finishes WITHDRAWN

HPK/2002/0923 - Alterations Internally And Externally For Use By University, Demolition Of 20th Century Additions APPROVED 22/05/2003

HPK/2003/0312 - Refurbishment Of Former Devonshire Royal Hospital Into New Campus With Associated External Works APPROVED 12/06/2003

HPK/2017/0007 - Listed Building Consent for the installation of 4No. de-stratification fans between the existing lamps to the Dome area in order to improve the energy efficiency of the building APPROVED 19/06/2017

HPK/2022/0173/0174 - Renewal of external signage in 3 no. locations and introduction of external signage in 1 no. location APPROVED 13/07/2022

CONSULTATIONS

Publicity

Site Notice expiry date: 29/06/2023

Neighbour consultation period ends: 16/06/2023

Press Advert: 29/06/2023

Public Comments

Support (0)

Neither(0)

Objection (1):

- “objection to any alterations to Devonshire Dome and buildings , our beautiful Buxton heritage is being destroyed! The beautiful building should be cherished with National Trust or English Heritage would take charge and care for it using it as a temporary hotel is not feasible , required or wanted”

Town / Parish Comments

N/A

Environmental Health

N/A

Derbyshire County Council Highways

N/A

HPBC Conservation Officer

Recommended revisions to method statement.

Historic England

No Comments to provide

OFFICER COMMENTS**Principle of Development**

LP Policy S 2, which states that development should be directed towards sustainable locations, including Market Towns such as Buxton. The site is situated within this built-up area boundary. Therefore the principle of the development is acceptable subject to consideration of the following policy.

Design and heritage

Section 12 Paragraph 130(c) of the NPPF states that development should be sympathetic to the character and history of the area, while not restricting change.

Section 16 Paragraph 199 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

LP Policy EQ 6 states that all development should be well designed, of a high quality and respond to the areas character, history and scale.

LP Policy EQ 7 states that the council will conserve heritage assets in a manner appropriate to their significance.

The proposed works will clean the existing, and damage flooring. At present the flooring is stained from previous tape marks and some other minor damage also present. It is proposed to remove any dirt or staining from the floor. This will be done

by lightly sanding the floor and revarnishing. Test samples have previously taken place, which have been reviewed and approved by the HPBC conservation officer. And unsatisfactory sample area will be repaired, cleaned and revarnished accordingly. Loose pieces from the floors central detail will be repaired and reinstated.

The proposed works will remove a minimal amount of historic material, and will not cause any significant damage to the in-situ flooring. The proposed method will conserve the flooring, enhancing its overall appearance removing any unsightly marks and damage. Such works are likely to prolong the life of the existing flooring. The works will not only conserve but also enhance the building without unnecessary damage, provided that the revised method statement within the design and access statement is followed. As such the proposed works are considered acceptable in terms of design and heritage.

While one objection has been made, it is noted that the proposed works will cause a minimal lose of historic fabric, and will prolong the life of the existing flooring. Furthermore nothing within the current application suggests that it will be used as temporary accommodation in any way.

Amenity

Section 12 Paragraph 130(f) of the NPPF states that development should create places with a high standard of amenity for existing and future users.

The proposed works will improve the internal appearance of a building which is used and enjoyed by members of the Buxton public. The works will not impact negatively upon the amenity of any immediate neighbours, nor upon those whom use the existing building.

Highway Safety

The proposal has no highway implications.

CONCLUSION / PLANNING BALANCE

The development is considered acceptable in terms of heritage, design and amenity. It is considered to be in accord with the relevant policies put forward in the Local Plan and the NPPF. Therefore this application is recommended for approval.

OFFICER RECOMMENDATION : Approval

Case Officer: Rachel Robinson

Recommendation Date: 31st July 2023

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council