

July 2023

Mr D Rai

Site – Portland Nursing Home, 8 Park Road, Buxton, SK17 6SG



Description of Development – Change of use from vacant care home (use class C2) to 13 one and two bed apartments.

Heritage and Planning Statement



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1 Introduction

- 1.1 This planning statement and the planning submission has been prepared on behalf of Mr D Rai (herein the applicant) for the change of use of the existing care home to a residential development comprising 13 units six-one bed units and seven two bed units.
- 1.2 The applicant is the owner and operator of the care home prior to its closure having operated the care home for well over a decade. The nature of the existing building, and costs of care are such that it was not viable to keep the care home in operation.
- 1.3 With regards to the site that is proposed, the site is within the settlement of Buxton and the applicant is seeking to change the use of the building from a residential institution back to residential.
- 1.4 The applicant has engaged with the local authority with regards to this submission and have sought to work with them in delivering this scheme. The scheme as now submitted is the culmination of these efforts.
- 1.5 This detailed planning application for the development of 13, one, and two bed units The planning application submission will be supported by the following plans and documents;
- Design and Access Statement – ADG
 - Highways and Transport – Nick Culhane Highways Consultant
 - Planning Statement – Mission Town Planning
 - Viability Assessment – Isacc Liberty



- 1.6 The planning submission also comprises a number of plans and drawings as prepared by ADG to support the application, a drawing register has been provided with the submission of the plans.
- 1.7 Section 2 of this statement looks at the site and its surroundings. Section 3 reviews the planning history. Section 4 looks at the relevant planning policies which the application will be assessed against. Section 5 discusses the development proposals and outlines the level of consultation the applicants have undertaken for the development. Section 6 assesses the application against relevant planning policies and any other relevant material considerations. Section 7 concludes the report.



2 The Site

- 2.1 The site comprised a two and three storey building situated north of Park Road, within the settlement of Buxton. The site lies within the built-up area boundary of Buxton, a short walking distance from the Town Centre, and located within “The Park” Conservation Area.
- 2.2 The building began being operated as a Nursing Home (C2 Use) in the 1980’s, with the building being subject to an extension in the early 1990’s following permission granted in 1988. The historic use of the building being as a single dwelling house.
- 2.3 The site is slightly elevated from the road, with a number of mature trees to the frontage, and as large area of hard standing that could accommodate around 13 cars.
- 2.4 The site is within a residential are located just to the west of the town centre.



3 Planning History

3.1 The site has very limited relevant planning history, the only applications that appear within a search of the Council's records are as follows;

- HPK/0001/6586 Proposed Mobile Home for Staff Use (Refused)
- HPK/0002/5958 Extension At Rear Of Existing Nursing Home To Provide 6 Additional Bedrooms On Two Floors With Lounge, Dining Rooms, Kitchen, Toilets Etc. (Approved 09/12/1987)
- HPK/0002/6985 Extension To Existing Nursing Home To Provide Additional 18 Beds And Necessary Amenities (Approved 20/09/1988)



4 Planning Policy

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70 (2) of the Town and Country Planning Act 1990 requires that applications must be in accordance with the development plan unless material considerations indicate otherwise.
- 4.2 The Development Plan for the area currently comprises The High Peak Local Plan adopted April 2016. This documents is the main documents to inform decision making, for the development which is subject to this application.
- 4.3 There are several supplementary planning documents which relate to specific areas of planning and are discussed below.
- 4.4 The Council have started on the production of a local plan reviews after concluding the plan is partially out of date. Early engagement has taken place on a review form January to March 2023.
- 4.5 Other material considerations include the National Planning Policy Framework, which as amended in July 2021, and the National Planning Policy Guidance which is an online resource and is updated on a regular basis.

National Planning Policy Framework

- 4.6 The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced.



Sustainable Development

4.7 The purpose of a planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

4.8 Achieving sustainable development means that the planning system has three overarching objectives which are interdependent and need to be pursued in mutually supportive ways.

- an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.
- a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.



4.9 So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11). For decision-taking this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Determining Application

4.10 Paragraph 47 states that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made within statutory timescales unless a longer period has been agreed by the applicant in writing.

4.11 The above is reiterated in “The Town and Country Planning (Development Management Procedure, Listed Buildings and Environmental Impact Assessment) (England) (Coronavirus) (Amendment) Regulations 2020”. Which requires applications to be determined in line with statutory time frames.



Delivering a sufficient supply of homes

4.12 To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

4.13 Paragraph 65 outlines that where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups.

Exemptions to this 10% requirement should also be made where the site or proposed development:

- a) Provides solely for build to rent homes.
- b) Provides specialise accommodation for a group of people with specific needs.
- c) Is proposed to be developed by people who wish to build or commission their own homes; or
- d) Is exclusively for affordable housing, and entry level exception site or a rural exception site.

4.14 Paragraph 68 acknowledges that small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built out relatively quickly. To promote the development of a good mix of sites local planning authorities should: [inter alia]



- c) support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes; and
- d) work with developers to encourage the sub-division of large sites where this could help to speed up the delivery of homes.

Making Effective Use of Land

4.15 Paragraph 119 outlines that planning policies and decisions should seek to promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

4.16 Paragraph 120 states that planning policies and decisions should: [inter alia]

- encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains –
- give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs for housing where land supply is constrained, and available sites could be used more effectively; and
- support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upwards extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene is well designed and can maintain safe access and egress for occupiers.



4.17 Paragraph 122 outlines that planning policies and decisions need to reflect changes in the demand for land. They should be informed by regular reviews of both the land allocated for development in plans, and of land availability. Where the local planning authority considers there to be no reasonable prospect of an application coming forward for the use allocated in the plan:

- a) They should as part of plan updates, reallocate the land for a more deliverable use that can help to address the use that can help address identified needs; and
- b) In the interim, prior to updating the plan, applications for alternative uses on the land should be supported, where the proposed use would contribute to meeting an unmet need for development in an area.

4.18 Notwithstanding the above, paragraph 123 states that local authorities should also take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs. In particular they should support proposals to:

- Make more effective use of sites that provide community services such as schools and hospitals, provided this maintains or improves the quality of service provision and access to open space.

Achieving Appropriate Densities

4.19 Paragraph 124 outlines that Planning policies and decisions should support development that makes an efficient use of land, taking into account:



- The identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it.
- Local market conditions and viability
- The availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use.
- The desirability of maintaining an area’s prevailing character and setting, or of promoting regeneration and change; and
- The importance of securing well-designed, attractive and healthy places.

4.20 Paragraph 125 outlines that where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities and ensure that developments make optimal use of the potential of each site. In these circumstances:

- a) Plans should contain policies to optimise the use of land in their area and meet as much of the identified need for housing as possible. This will be tested robustly at examination and should include the use of minimum density standards for city and town centres and other locations well served by public transport.
- b) The use of minimum density standards should also be considered for other parts of the plan area. It may be appropriate to set out a range of densities that reflect the accessibility and potential of different areas, rather than one broad density range: and
- c) Local planning authorities should refuse applications which they consider fail to make an efficient use of land, taking into account the policies in this



Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards).

Achieving well designed places

- 4.21 Paragraph 126 outlines that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.
- 4.22 Paragraph 130 outlines that planning policies and decisions should ensure that developments:
- a) Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.
 - b) Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.
 - c) Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)



- d) Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.
- e) Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development and support local facilities and transport networks.
- f) Create new places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime do not undermine the quality of life or community cohesion and resilience.

4.23 Paragraph 132 acknowledges that design quality should be considered throughout the evolution and assessment of individual proposals. Early discussions between applicants, the local planning authority and the local community and the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the view of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.

Local Policy

4.24 At a local level the High Peak Local Plan adopted April 2016 is the main local document by which development should be assessed. The adopted local plans sets out the policies that should be used to assess and consider new developments against. The plan sets out a spatial vision for the borough and seeks to deliver sustainable development that address the environmental, the economic and the social of all schemes coming forward. The policies which are deemed to be of relevance to the submitted scheme are as follows;



- Policy S1 Sustainable Development Principles
- Policy S1a Presumption in Favour of Sustainable Development
- Policy S2 Settlement Hierarchy
- Policy S3 Strategic Housing Development
- Policy S7 Buxton Sub-area Strategy
- Policy EQ6 Design and Place Making
- Policy EQ7 Built and Historic Environment
- Policy EQ10 Pollution and Unstable Land
- Policy H1 Location of New Housing Development
- Policy H3 New Housing Development
- Policy CF5 Provision and Retention of Local Community Services and Facilities
- Policy CF6 Accessibility and Transport

4.25 Given that the proposal is for a change of use the main policy in relation to the scheme will be that which seeks to consider the use. While the other policies are clearly significant, it will be the policies governing the use that will be key.

Emerging Policy

4.26 As set out above, the Council are currently in the initial stages of consulting on their local plan review.



5 Development Proposals

5.1 The proposed development comprises the change of use of the existing Care Home to 13no. residential apartments/flats, across the four floors (basement, ground floor, first floor, and second floor).

5.2 The Floor Plans show that each Apartment to have the following number of bedrooms and floor area:

Apartment 1

Total Floor Area: 95.6m²

2no. Bedrooms

Bedroom No.1 - 25.1m²

Bedroom No.2 – 21.1m²

Apartment 2

Total Floor Area: 71.1m²

2no. Bedrooms

Bedroom No.1 – 15.6m²

Bedroom No.2 – 7.3m²

Apartment 3

Total Floor Area: 55.4m²

1no. Bedroom

Bedroom No.1 – 17.6m²

Apartment 4

Total Floor Area: 56.9m²

1no. Bedroom



Bedroom No.1 – 11.1m²

Apartment 5

Total Floor Area: 65.4m²

2no. Bedrooms

Bedroom No.1 – 13.3m²

Bedroom No.2 - 9.4m²

Apartment 6

Total Floor Area: 73.9m²

2no. Bedrooms

Bedroom No.1 – 17.3m²

Bedroom No.2 – 8.5m²

Apartment 7

Total Floor Area: 59.4m²

1no. Bedroom

Bedroom No.1 – 17.3m²

Apartment 8

Total Floor Area: 57.2m²

1no. Bedroom

Bedroom No.1 – 11.1m²

Apartment 9

Total Floor Area: 60.7m²

2no. Bedrooms

Bedroom No.1 – 17.3m²

Bedroom No.2 – 11.7m²



Apartment 10

Total Floor Area: 71.5m²

2no. Bedrooms

Bedroom No.1 – 17.3m²

Bedroom No.2 - 8.5m²

Apartment 11

Total Floor Area: 59.4m²

1no. Bedroom

Bedroom No.1 – 17.3m²

Apartment 12

Total Floor Area: 57.2m²

1no. Bedroom

Bedroom No.1 – 11.1m²

Apartment 13

Total Floor Area: 60.7m²

2no. Bedrooms

Bedroom No.1 – 17.3m²

Bedroom No.2 – 11.7m²

5.3 Further to the above the proposal will also provide 13 parking spaces, and also 13 covered cycle spaces

5.4 The garden and amenity area will remain as is and will continue to be managed and maintained.



Pre-Application Engagement

- 5.5 As is best practice, the applicant engaged with the Council in seeking their view on the application proposal. As the proposal is for change of use the primary issue related to this and whether it could be sufficiently demonstrated that the change of use would be acceptable.



6 Development Considerations

- 6.1 The following sets out how the above proposal, as set out and described in section 5 of this report conform with the national and local planning policies as set out within section 4. This report should be read in conjunction with associated reports which support this application and are listed in paragraph 1.5 of this report.

Principle of Development

- 6.2 The overall principle of development needs to be considered in the context of the designations of the site, local and national planning policy, and guidance. Prior to the submission of the planning application, pre-application advice was sought from the local authority in line with best practice as set out within paragraphs 39 to 41 of the NPPF.
- 6.3 In planning policy terms, the main document in relation to consideration of an application is the High Peak Local Plan 2016.
- 6.4 The building itself resides within The Park area of Buxton, which is a conservation area. Which characterises the area as being made up of large residential detached and semi-detached villas. Indeed, the existing use could be said to be an anomaly within the area given its use.
- 6.5 The existing building has been in operation by the applicant for at least the last 15 years, and has recently closed down as it was unviable to run. Appended to this statement are the Care Quality Commission Reports going back to 2009 setting out



the considerations of the operation. Over the last 3 years the care home has had an occupancy of around 20 to 25 beds, and has become unviable to operate. Accounts can be provided, however for the last 3 years there have been significant financial losses. The applicant has owned and operated the care home for a significant amount of time and this has now become untenable to operate and the home was closed in May 2026.

- 6.6 Policy CF 5 of the Local Plan - Provision and Retention of Local Community Services and Facilities, seeks to protect these uses. The third bullet point of the policy states the following;

Resisting proposals involving the loss of community assets and facilities (including land in community use, community/village halls, village shops and post offices, schools, nurseries, places of worship, health services, care homes, convenience stores, libraries, public houses, museums, performing arts venues and other community facilities) unless it can be demonstrated that the existing use is no longer financially or commercially viable and there are no other means of maintaining the facility, or an alternative facility of the same type is available or can be provided in an accessible location. If permission is granted for a change of use or redevelopment, preference will be given to premises remaining in some form of community or employment use so long as this does not result in traffic, amenity, environmental or conservation problems.

- 6.7 In order to address the above the scheme is supported by a built viability statement prepared by Isacc Liberty. The report concludes;

“In summary and due to the changing care requirements of care homes in England, the current form of the care home is not suitable for continued



operation as a care home. It is not viable for the existing building to be adapted due to the site size and the financial viability dale for the current building to be operated as a care home.”

- 6.8 As stated above the reason that the care home has closed is that it has failed to make any profit in the last 3 years. In order to the home to meet with relevant standards the viability report estimates that the cost would be circa £3.5 million. When considered with the low occupancy and the removal of grants there it would be virtually impossible to conclude that a viable care home could be operated, either.
- 6.9 It is noted within the pre-application that there is a chronic social care provision shortage within the country. However all of these uses and those that require a care setting will require a building maintained to a specific standard. As set out within the Isacc Liberty report the investment required makes this completely unviable. The fundamental issue with the provision of social care is a lack of purpose built facilities and investment. In any event the existing building would fail both of these requirements.
- 6.10 It is noted that there is no marketing requirement within the policy, while this is suggested within the pre-application, for the reasons set out above, it is clearly not necessary when considered with the level of investment required. Nonetheless appended to this report is correspondence with Frontier Estates, which sets out that the site is simply not suitable for the provision of a care home. Frontier Estates are a market leader in the provision of care homes across the country.



- 6.11 The policy requires that any scheme demonstrates that it is no longer financially or commercially viable. In both cases this has been proven with the Isacc Liberty report and added to with the correspondence from Frontier. Finally, it is also clear from the latest, and final CQC report that the operation of the care home was failing prior to its closure.
- 6.12 While other uses could be explored given the residential setting and work in bringing the building to any form of standard that these uses would also either be unviable or not appropriate to the setting.
- 6.13 As such based on the evidence provided with this submission it is clear that the development would accord with policy CF 5. Furthermore the scheme would be supported, by Policy H1, which promotes and encourages new housing location on unallocated sites within the built-up area boundary which includes the conversion or re-use of existing buildings.

Affordable Housing

- 6.14 Policy H4 would in most instances for new developments require the provision of 20% affordable housing on sites creating 5 – 24 units. However in this instance the building is now currently vacant and as such would qualify for vacant building credit. As stated in paragraph 64 of the NPPF “*..To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount.*”
- 6.15 The PPG states the following;



“Does the vacant building credit apply to any vacant building being brought back into use?”

The vacant building credit applies where the building has not been abandoned.

The courts have held that, in deciding whether a use has been abandoned, account should be taken of all relevant circumstances, such as:

- the condition of the property*
- the period of non-use*
- whether there is an intervening use; and*
- any evidence regarding the owner’s intention*

Each case is a matter for the collecting authority to judge.

The policy is intended to incentivise brownfield development, including the reuse or redevelopment of empty and redundant buildings. In considering how the vacant building credit should apply to a particular development, local planning authorities should have regard to the intention of national policy.

In doing so, it may be appropriate for authorities to consider:

- whether the building has been made vacant for the sole purposes of re-development*
- whether the building is covered by an extant or recently expired planning permission for the same or substantially the same development*

See related policy: National Planning Policy Framework [paragraph 63](#)

Paragraph: 028 Reference ID: 23b-028-20190315



Revision date: 15 03 2019

- 6.16 The above national guidance sets out two primary considerations, i) has the site been made vacant for the sole purpose of the application. Given the arguments put forward in the previous sections regarding the viability of the site the answer would be no. ii) whether the site would be covered by a previous consent – which is isn't.

Design

- 6.17 There are no exterior changes proposed to the building, the only changes are internal. As such there would be considered to be no conflict with the policies relating to design and heritage.

Amenity

- 6.18 LP Policy H3 refers to all new housing development and requires all proposals to provide a high standard of amenity for all future occupants by ensuring that each residential unit, including size of bedrooms, is compliant with Nationally Described Space Standards published by DCLG (2015), based on occupancy levels.
- 6.19 Policy EQ6 requires all new development to have a satisfactory relationship with existing land and buildings and protects the amenity of the area, which includes residential amenity of neighbouring properties.
- 6.20 Paragraph 130 of the NPPF states that planning should create places with a high standard of amenity for existing and future users. Paragraph 183 of the NPPF states that decisions must ensure that a site is suitable for its proposed use taking account of ground conditions and any risks arising from contamination, including risks arising from natural hazards.



6.22 National Described Space Standards (NDSS) published by DCLG set out minimum internal floor areas for residential dwellings, with regards to individual single and double bedrooms, and overall internal floor area of each residential unit, based on the number of bedrooms and occupants.

6.23 It is clear that the development accords with relevant national and local planning policies and will provide a good quality of accommodation for future residents.

Landscaping

6.24 The landscaping of the proposal will maintained as per the existing and will be maintained by a management company. Trees on the site are covered by the fact the site is within a Conservation Area which covers the trees on site.

Transport and Highways

6.25 The application is supported by a transport statement prepared by Connect Consulting the report concludes as follows;

- The site is accessible by a choice of travel modes and will reduce reliance on the private car consistent with national and local planning policy.
- The proposed development is well conceived in terms of its access arrangements, composition and layout.
- The proposed on-site parking provides a suitable provision. Cycle parking will be provided in accordance with local standards.
- It has been demonstrated that the service arrangements will be able to accommodate typical delivery traffic.



- The traffic assessment included in this report is based on a realistic traffic impact scenario and demonstrates the proposed development will see a slight reduction in peak hour traffic generation.
- The negligible traffic effect of the development is not likely to materially worsen any potential occurrence or pattern of collisions on the local highway network. There are no locations where more than five collisions occurred during the study period.

6.26 As such the development is considered to accord with Policy CF6 of the local plan.

Sustainability

6.27 The considerations of the sustainability are set out within the Design and Access Statement in terms of materials and renewables. Moreover, the retention and reuse of the building, is bar far the most sustainable option.

Heritage

6.28 While the building will have no external alterations is return back to its intended us within an area of heritage should be given weight in the determination of the application. The reuse of the building will ensure that that building is improved and continues to positively contribute to the area.

6.29 The building itself resides within The Park area of Buxton, which is a conservation area. Which characterises the area as being made up of large residential detached and semi-detached villas. Indeed, the existing use could be said to be an anomaly within the area given its use.



- 6.30 The building is important in the sense that it is within an area of heritage importance, but counter to this the building is not listed locally or statutorily listed.
- 6.31 The building would have been constructed in the mid to late 1800's being to the north of the main town centre and part of Victorian expansion. The building itself is set out and described above and within the Design and Access Statement, and is set out within a residential area and street scene.
- 6.32 In assessing the significance of the building, the contribution is made as all of the buildings would have been substantial Victorian Villa's for residential use. The building has mainly been subject to internal alterations which would have not changed the overall aesthetic of the building.
- 6.33 Given that the only proposed change to the building is the change of use from a care home that has now ceased operating to a flat development that will be managed and ensure the preservation of the building. As such any harm would be extremely limited. When balanced with the positive of ensuring the on going use of the building the development will;
- Sustain and potentially enhance the significance of a heritage asset and the contribution of its setting
 - Furthermore it will reduce and remove risks to a heritage asset but ensuring its preservation.
 - Finally securing the optimum viable use of a heritage asset in support of its long term conservation



Further considerations

- 6.29 The location of the site within the Peak District SAC is noted and mitigation will be discussed and agreed with the Council. If there are any further matters the applicant will welcome early discussions with the Council.



7 Conclusions

- 7.1 This application has been assessed through both local and national planning policy as well as the planning policy guidance and any other relevant material considerations.
- 7.2 It is clear that the principle for development should be accepted by the Council given the allocation of the site for residential use.
- 7.3 In terms of design the proposal will see no impact as it is for change of use. Internally the scheme will provide excellent well designed living conditions for future occupants.
- 7.4 The scheme has been designed in discussion with the Local Authority through the pre-application.
- 7.5 In terms of the relationship with the wider area, the proposed scheme will help achieve return a the original villa, and improve the heritage of the Conservation Area.
- 7.6 The site being located within the settlement boundary is not considered to create a detrimental impact on the surrounding area. Given the residential nature of the area it is considered the proposal will sit well within the surrounding properties.
- 7.7 It is considered the proposal therefore respects the character of the surrounding area. The scheme ensures that the surrounding character is respected and enhanced.



- 7.8 Notwithstanding the environmental gains which have been detailed above through the retention and change of use of the building, the site does offer economic generation in the form of job provision both during the construction phase.
- 7.9 Overall, it is considered that the application achieves the three strains of sustainable development as outlined within the NPPF. The proposal will provide high quality housing for people and will assist the Council in meeting their housing requirements.
- 7.10 The proposal therefore complies with both local and national planning policies and should be granted planning permission.