

Conservation Response.

Date: 16/10/2023.

File/Application ref: HPK/2023/0377.

Case Officer: Rachel Robinson.

Proposal: 'Replacement roof and frames to side elevation conservatory onto existing base'.

Site Address: 13 Hartington Road, Buxton, Derbyshire, SK17 6JW.

Dear Rachel,

This property is not listed and lies within a core area of Buxton Central Conservation Area.

As seen on site the existing conservatory is marginally deteriorated, and its existing scale and form allows this structure to be inconspicuous from long ranging views. This is also possible with the addition of mature planting and greenery within the existing garden.

The proposal looks to note the existing scale and form, utilising the existing foundation pad and thus ensuring the proposed scheme does not become unduly obtrusive.

I do not assess the scheme to pose harm on the Conservation Area nor neighbouring listed buildings. As such I offer No Objection subject to the following conditions:

- Prior to the commencement of works full details including sections at 1.5 or 1.20 of the glazed conservatory including method of attachment to stone walling shall be submitted to the Local Planning Authority. Once approved in writing the development shall be undertaken in strict accordance to this specification.
Reason: to ensure the fabric health and longevity of the principal building.
- Prior to the commencement of works on site all finishes and facing materials including colour code shall be submitted to the Local Planning Authority. Once approved in writing the development shall be undertaken in strict accordance to this specification.
Reason: to preserve the character of the Conservation Area.
- Prior to the commencement of works on site any opening windows and doors on the conservatory are to be clearly outlined in plan accompanied with any fittings and fixtures. Once approved in writing the development shall be undertaken in strict accordance to this specification.
Reason: to ensure adequate and appropriate visual amenity within the Conservation Area.
- Prior to the commencement of works on site details of rainwater goods, colour and type for the new structure are to be submitted to the Local Planning Authority. Once approved in writing the development shall be undertaken in strict accordance to this specification.
Reason: to preserve the fabric health and longevity of the principal building and new structure.

Regards,

Miss E Holland.
Principal Conservation Officer.