

Conservation Response.

Date: 07/11/2023.

File/Application ref: HPK/2023/0381.

Case Officer: Pet Twigg.

Proposal: 'Planning is sought for the retrospective permission for the erection of a wooden garden shed 8 feet by 4 feet sited at the gable end of 27 Heathfield Gardens. Permission is also requested for a raised walk way giving access to the front window, porch window and side of the house'.

Site Address: 27 Heathfield Gardens, Park Road, Buxton, Derbyshire, SK17 6TN.

Dear Pet,

Objection.

The Heritage Statement is poor and goes into no analysis of Buxton: The Park Conservation Area. It also fails to acknowledge GII listed Longford Lodge that lies close to, and directly behind the vicinity.

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To conclude:

The supporting information does not satisfy NPPF paragraphs 194. As such I cannot see clear and convincing justification for the scheme. I do not believe the scheme actively looks to preserve or enhance the character and appearance of the Conservation Area, contrary to Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. With regard to the NPPF, paragraphs 202 is at conflict and the harm would be less than substantial. It is not considered there are public benefits to outweigh this harm and as such I cannot provide full support.

Regards,

E Holland.
Principal Conservation Officer.