

From: [Emily Holland](#)
To: [Pet Twigg; Planning Comments \(HPBC\)](#)
Subject: HPK/2023/0429
Date: 08 November 2023 14:52:39

Hi Pet,

1-2 Moorcroft, Lismore Road, Buxton, SK17 9GA.

Objection.

The heritage statement, and design and access statement both demonstrate inaccurate and therefore insufficient information, and I am not confident they satisfy NPPF paragraph 194.

The Conservation Area in this location, not identified by name as follows Buxton: Central Conservation Area envelopes the primary core of the town and among other assets the GII* RPG Pavilion Gardens (registered park and gardens).

The site concerning this proposal is within the setting of this RPG and within the Conservation Area, in a gateway location lying perpendicular to Burlington Road. Setting and character of the vicinity does not seem to be thoroughly considered, the reliance on deciduous shrubs is not a justification for harm that may be imposed on heritage assets. There is direct line of sight and invisibility from multiple locations along this road and from the RPG as one of the few areas in the town that has rare, marginally flat topography.

The proposal appears to show a generic monopitch extension, appearing to replace what from preliminary investigation is an original and traditionally styled porch type or garden room type structure. Though there is no real analysis of this, the building's style and development and whether this traditional element forms part of the original grain of the building. Notwithstanding this, the existing appears harmonious, set back within an elevation and contributes to the style and interest of the building.

The building is an original Buxton Villa, tall and imposing and of historic interest forming part of the character of the conservation area. Though not listed, it is well survived and contributes to the historic legibility of the town, with Historic OS maps demonstrating build date to be circa 1880.

As it stands with lack of sufficient information I cannot comment substantially on this scheme and recommend revisions of the supporting information or withdrawal.

Thanks

In your communications with me please always quote the planning reference number if you have one.

Advance notice of planned leave:

30/11/2023-05/12/2023.

22/12/2023-02/01/2024.

Emily Holland. Principal Conservation Officer.
Development Services.
High Peak Borough Council / Staffordshire Moorlands District Council.
www.highpeak.gov.uk
www.staffsmoorlands.gov.uk

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