

From: [James Stannard](#)
To: [Planning Comments \(HPBC\)](#)
Subject: FW: HPK/2023/0415 - 9 West Road, Buxton
Date: 18 January 2024 09:52:54
Attachments: [image002.png](#)

From: Emily Holland <emily.holland@highpeak.gov.uk>
Sent: Thursday, January 18, 2024 9:47 AM
To: James Stannard <James.Stannard@highpeak.gov.uk>
Subject: RE: HPK/2023/0415 - 9 West Road, Buxton

Hi James,

In looking at a series, or chronology of late google earth and internet satellite images, it appears the proposed features are not found at these post war later or contemporary dwellings.

Formal and traditional carved piers and or posts are often found at the larger, and older, Buxton villas and town houses. From preliminary investigation, the more particularly ornate ones are seen much further west and north heading back into the earlier core of the town. Consequently, despite the principal of a replacement – the type and style has no relevance or harmony with the type and age of the modern properties concerned.

The images seen show no piers or posts and instead a very simple and unassuming low lying wall. That of which directly continues from the neighbouring property boundary. Both see this, with a simple coping stone on top throughout. Any other features such as the small thin gates are later items and at this stage appear to be cosmetic.

Other boundaries in the immediate vicinity consists of the features latterly described. Detached or stand alone larger dwelling may see concrete pillars, cast but very bland, mass produced and with no decoration. Other boundary walls have been later topped with the recognisable 1970s-esque (or again as above- post war) concrete flower screen wall stones.

In light of this appraisal I recommend the stone piers are omitted from the scheme, and the remainder of the wall to the neighbouring dwelling to be continued across to its former position, with dark gritstone material and coping stones to match. This is the working precedent and it will remain a quiet a neutral portion of this vicinity. I do not feel that perhaps a more obvious and flamboyant boundary is relevant for the type and build date of these particular dwellings. As a result they risk being uncomfortable in their siting and unable to harmonise well. The latter here would not be seen as an enhancement to the Conservation Area.

I attach an image for reference dated 2016.



Thanks

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

Please note, due to work levels at this current time I may not be able to respond to your query immediately, however, I shall endeavour to do so as soon as possible.

Advanced notice of planned leave: 25/01/2024 - 29/01/2024

Emily Holland. Principal Conservation Officer.
Development Services.

High Peak Borough Council / Staffordshire Moorlands District Council.

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From: James Stannard <James.Stannard@highpeak.gov.uk>

Sent: Wednesday, January 17, 2024 4:37 PM

To: Emily Holland <emily.holland@highpeak.gov.uk>

Subject: HPK/2023/0415 - 9 West Road, Buxton

Hi Emily

Would you be able to comment on this one please – site photos in the folder.

Thanks

James Stannard Planning Officer

Development Services

High Peak Borough Council and Staffordshire Moorlands District Council

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Please note that my working days are Monday-Thursday

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