

DELEGATED DECISION REPORT

HPK/2023/0294
Valid 17/11/2023

60 PARK LEA PARK ROAD
BUXTON

PROPOSED LIKE FOR LIKE
REPLACEMENT OF THE
EXISTING ROOF

(FULL - MINOR)

MAIN ISSUES

- Conservation Area – Article 4
- Change in Appearance

DESCRIPTION OF SITE

The site comprises a Victorian Villa situated in Park Road, Buxton. The building is constructed in Millstone Grit stone blockwork with a multi-pitched Welsh slate roof with dormer windows and skylights. Large, semi-ornate wooden sash windows are in the front and side elevations of the building.

The property is not listed but the site is located in The Park Conservation Area, which is subject to an Article 4 direction, which includes Class C alterations to the roof of a dwelling house.

PROPOSAL

The application proposes to undertake roof repairs to the property which entail taking off the roof tiles, repair all rotten timbers, insulate the roof and install a mixture of modern breathable membrane and traditional bitumen

The roof will be a like for like replacement, with no material change to the height or dimensions of the roof. All leadwork will be replaced on a like for like and all the Welsh slate would be reused with any replacement materials sourced to match.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
EQ5 Biodiversity
EQ 6 Design and Place Making
EQ7 Built and Historic Environment

National Planning Policy Framework

Chapter 2: Achieving Sustainable Development

Chapter 14: Meeting the challenge of climate change, flooding and coastal change

Chapter 16: Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

The site hasn't been subject to any recent history, the most recent being in 2006 planning permission was approved for 'Change of use of Garage to Office Space with new link corridor to existing porch' (Ref: HPK/2005/0948)

CONSULTATIONS

Publicity

Site Notice expiry date: 11/01/24

Neighbour consultation period ends: 11/01/24

Press Advert: 28/12/23

Public Comments

No comments received.

Conservation Officer

Raises concerns about the proposal and queries why it is necessary to take the roof off to install the insulation and is concerned about how much of the original material will be salvageable.

Severn Trent Water

Advice regarding upmapped sewers.

Derbyshire County Council Highways

No Objections

OFFICER COMMENTS

Principle of Development

The property is not listed but the site is located in The Park Conservation Area, which is subject to an Article 4 direction, which includes Class C alterations to the roof of a dwelling house.

The Park is area of Buxton which is of high architectural merit and is characterised by large detached and semi-detached villas set within large mature gardens. Park Road is a key street that adds character to the conservation area by its circular and spacious form. Therefore it is important that the character and appearance of the conservation

area is maintained and the Article 4 direction helps to ensure alterations are controlled.

It is on the basis of the Article 4 direction controlling roof alterations that a planning application has been made.

Heritage considerations

The Conservation Officer has raised concerns about the need to take the roof off to install insulation when it could be installed internally. They also have concerns that the appearance will be altered if too many of the original tiles need to be replaced.

The proposed alterations are described as being 'like for like' alterations and the existing and proposed plan show no discernible difference between the roof height to doubt that the alterations will change the appearance of the building in terms of its roof form. The application states that it will reuse existing tiles and closely match any replacements. To a degree, the works to the roof could be viewed as maintenance or repair works, and not development within the LPAs control, but an application has been made on the basis of the Article 4 direction to control "roof alterations", although arguably the works as described, and illustrated on the drawings, shouldn't alter the appearance of the property. Accordingly, it is considered that the works satisfy the requirements of local plan EQ7.

Sustainability & Biodiversity

The proposed works include the installation of a membrane that will increase the thermal comfort of the building. Local Plan policies S1 and EQ1 promote energy efficiency and recognise the importance of retrofitting buildings. Therefore it is positive that the owners of the property are seeking to improve the thermal comfort of the building and maintain the property for future generations.

It is also noted that the application form references the presence of the bat roosts and the intention is to use traditional felt around these areas. The applicant is an ecological consultancy and is familiar with the importance of minimising disturbance to protected species. The proposal is considered acceptable with regards to biodiversity considerations policy EQ5.

CONCLUSION / PLANNING BALANCE

The proposal will not result in any adverse amenity impacts and is an acceptable design. Accordingly, the application is recommended for approval.

OFFICER RECOMMENDATION : Approve

Case Officer: Rosie Dinnen

Recommendation Date: 20.02.24

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council