

DELEGATED DECISION REPORT

HPK/2023/0562
Valid 12/01/2024

7 & 9 SPRING GARDENS
BUXTON

REPAIR THE CHIMNEY POTS

(LISTED BUILDING CONSENT -
ALTERATION)

MAIN ISSUES

- Listed building – heritage impact

DESCRIPTION OF SITE

7 & 9 Spring Gardens is a Grade II listed building in Buxton town centre. The property dates from the Mid 19th Century and was originally built as a hotel and is now shops. The property is part of a group listing for 7-17 Spring Gardens and is also situated in Buxton Central Conservation Area.

PROPOSAL

The LBC application proposes a replacement chimney pot and the repointing of damaged flaunching at the bottom of chimney pots.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
EQ 6 Design and Place Making
EQ 7 Built and Historic Environment

National Planning Policy Framework

Section 16 – Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

The site has been subject to historic applications but nothing of relevance to the current LBC application.

CONSULTATIONS

Conservation Officer

No objection and the following conditions are recommended:

- Prior to the commencement of works on site a lime specification for the flaunching is to be submitted to the Local Planning Authority. Once approved in

writing the development shall be undertaken in strict accordance to this specification for the lifetime of the development.

- Prior to the commencement of works on site a summary of the method of works to be undertaken including removal of current damaged materials, cleaning where relevant and application of new pot with lime flaunching is to be submitted to the Local Planning Authority. Once approved in writing the development shall be undertaken in strict accordance to this specification for the lifetime of the development.

Reason: to protect the integrity of the fabric and preserve the character of the heritage asset.

Publicity

Site Notice expiry date: 8.02.24

Neighbour consultation period ends: 15.02.24

Press Advert: 15.02.24

Public Comments

None received.

OFFICER COMMENTS

This is application for minor work to a listed building relating to a replacement chimney pot.

The application has been accompanied by a Heritage Statement and Design and Access Statement which explain why the works are necessary. As the Heritage Statement explains the works are required to resolve safety concerns with the stability of the chimney which have occurred due to extensive damage and instability, chimney reparations are required as it is in proximity of public areas.

The new chimney pot is a like for like replacement and images have been provided of the damaged chimney pot and replacement one which looks identical in design and form.

Images also show the damaged flaunching which will be repaired as part of the restoration and repair works. The new limelite heritage that will replace the old flaunching will be sourced locally from Dove Holes, and will be light brown in colour.

The Conservation Officer has reviewed the proposal and is satisfied that the works will be sympathetic and appropriate to the listed building therefore satisfying the policy EQ7 and the NPPF regarding conserving heritage.

CONCLUSION / PLANNING BALANCE

The proposed works are appropriate and sympathetic to the listed building and will ensure the building is preserved for the future. Accordingly it satisfies the heritage considerations of policy EQ7 and the NPPF.

OFFICER RECOMMENDATION : Approve

Case Officer: Rosie Dinnen

Recommendation Date: 07.03.24

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council