

DELEGATED DECISION REPORT

HPK/2024/0002
Valid 02/01/2024

17C BROAD WALK
BUXTON

LISTED BUILDING CONSENT
FOR A PROPOSED
CONVERSION OF LOFT INTO
LIVING SPACE, INTERNAL
ALTERATIONS INCLUDING
REMOVAL OF SOME
PARTITION WALLS,
REPLACING CONSERVATORY
ROOF WITH TRANSPARENT
THERMO POLYCARBONATE
ROOFING SHEETS.

(LISTED BUILDING CONSENT -
ALTERATION)

MAIN ISSUES

- Listed Building – Heritage Impact

DESCRIPTION OF SITE

The site comprises a three storey semi-detached villa which dates from 1866 and is a grade II listed building. The property sits in an elevated position along the Broad Walk which borders the Pavilion Gardens. All the properties along the Broad Walk, with the exception of Milton Court, are Grade II listed buildings in recognition of their group importance.

The rear of the property backs onto Hartington Road. The villa has been sub-divided into flats and the application relates to flat C which is located on the second floor of the property and comprises a three bedroom flat. The property is located in the Buxton Central Conservation Area which is also subject to an Article 4 direction which controls any alterations to roof as well as other Class A alterations (GPDO Schedule 2 Part 1).

PROPOSAL

The application proposes the conversion of the roofspace to additional living accommodation which includes the addition of rooflights to the front and rear roof planes. The conversion of the attic space will entail the installation of a staircase in the room which is currently a bedroom (bedroom 2) and installation of partition walls to create two bedrooms, bathroom and snug.

It is also proposed to replace the existing conservatory roof with polycarbonate. Revised plans were received during the course of the application's determination reducing the number of rooflights from 6 to 4 to serve the habitable rooms only.

A planning application has been submitted concurrently (ref. HPK/2024/001).

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles

S 1a Presumption in Favour of Sustainable Development

EQ 6 Design and Place Making

EQ 7 Built and Historic Environment

National Planning Policy Framework

Chapter 1 - Achieving Sustainable Development

Chapter 16 – Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2002/0832 - Conversion of loft space to living area and insertion of velux rooflight – APPROVED 19.11.2002

CONSULTATIONS

Publicity

Site Notice expiry date: 08.02.24

Neighbour consultation period ends: 08.02.24

Press Advert: 01.02.24

Public Comments

A resident of one of the other flats in no. 17 Broad Walk has raised concerns which principally relate to the structural implications of the proposal such as whether the property can take the additional load of living accommodation in the attic space. They also raise queries relating to ground rent and the management company arrangements.

An objection has been received from a resident of 16 Broad Walk which states that they have no objection in principle but the 2002 is out of time and it is unclear if this relates to an identical proposals. They states that the introduction of rooflights on the rear elevation (Hartington Road) is consistent with the sensible use of properties where the listing does not describe the property and there are many reasonable changes across time. They also query the conservation statement, it is true that the roof cannot be seen from Broad Walk but this is a Group Listing and is to be seen from a wider viewpoint from Pavilion Gardens. Here the introduction of roof lights becomes visually intrusive and inappropriate.

Conservation Officer

Comments to original LBC submission:

The proposal sees to transform the roofscape, floorplan and appearance of this listed building into that of which is messy and cluttered. The proliferation of rooflights at all manner of sizes and positions is substantially disfiguring. All of the elevations of these listed buildings that flank the RPG of Pavilion Gardens to the west, are of great aesthetic interest and historic value, and can be seen from a variety of views. It is one of the town's core areas. Cumulatively they form an impressive well survived collection of Paxton designed Buxton villas. The setting of the RPG, and neighbouring listed buildings is not thoroughly realised in the supporting information.

It is not traditional nor is there any precedent for modern features such as this to be cramped into the attic space. This does not have the listing status of the building in mind, nor its long term conservation. It simply looks to transform the classic villa further into an anonymous multi-accommodation type building, it is not sympathetic or an enhancement.

There is very little information describing the intervention at a conservatory, I do not have comments for this.

To conclude; I do not see clear and convincing justification for this scheme. The proposals would fail to preserve the special interest of the listed building contrary to Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990. The proposals would also fail 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 the harm would be less than substantial. I do not see public benefits to outweigh this harm as such I cannot provide full support.

No comments were received on the amended proposals.

OFFICER COMMENTS

The report to the corresponding planning application considers the planning issues relating to the proposals and this report relates solely to the listed building considerations.

Impact on listed building

The property is a listed building that lies within the Buxton Central Conservation Area. Policy EQ7 requires proposals that affect a heritage asset and / or its setting to demonstrate how the proposal has taken account of design, form, scale, mass, use of traditional materials and detailing, siting and views away from and towards the heritage asset in order to ensure that the design is sympathetic and minimises harm to the asset. NPPF paragraph 205 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to

substantial harm, total loss or less than substantial harm to its significance. Paragraph 207 requires that where a proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

The building's listed description:

Pair of semi-detached villas or boarding houses, now 2 houses. Mid C19. Possibly by Sir Joseph Paxton for the Duke of Devonshire. Coursed millstone grit with ashlar dressings and shallow hipped Welsh slate roof with bracketed overhanging eaves and 3 stone stacks. EXTERIOR: 3 storeys. Raised quoins, chamfered plinth and first-floor sill band. Each a 3-window range. Double-fronted pair of houses each with a central doorway and part-glazed door and overlight in moulded pilaster surrounds with cornices, and above a segment headed 2/2 sash with keystone. Either side are single 2-storey canted bay windows with segment headed 2/2 and plain sashes and hipped slate roofs. Above again a single central 2/2 sash flanked by tripartite sashes. Left return, 2/2 sashes and a 2-storey wooden canted bay window to left with 2/2 and plain sashes. Right return, similar sashes. INTERIOR: not inspected. The Broad Walk comprises a series of Victorian villas and a walk overlooking the Pavilion Gardens originally laid out by Paxton c1850, though most of the surrounding houses were built by speculative developers. Some were reputed to be designed in detail by his pupil Edward Milner from 1871, and built by Saunders & Woolcott of London for the 7th Duke.

The application originally proposed six rooflights, arranged three on the front and three on the rear roof planes. The Conservation Officer raised concerns about the proposal that it would result in a cluttered appearance which would be harmful to the heritage asset. Planning Officers agreed, although finding the principle of an attic conversion and installation of rooflights as being acceptable, the addition of six rooflights was considered too many.

Further discussions took place with the Agent and revised plans were submitted to reduce the number of rooflights to four, two on the front and two on the rear. The rooflights now only serve the habitable rooms (rooflights serving the bathroom and hallway were removed). It is also noted that permission was granted in 2002 to convert the attic into additional living accommodation which included the installation of a rooflight to the rear of the property (Hartington Road elevation). This permission was never implemented but nevertheless it was determined in the context of the same heritage considerations: listed building and conservation area.

As outlined in the corresponding report for the planning application, an assessment has been made of the street scene both along the Broad Walk and Hartington Road. Several of the villa buildings that front the Broad Walk were built with dormer windows in the roof, other properties have added rooflights subsequently.

Examples of properties which have added rooflights along the Broad Walk these include:

- 24/25 Broad Walk: The Argyle - 3 rooflights

- 19 Broad Walk: Roseleigh Hotel - 2 rooflights
- 12 Broad Walk: Derby House - 1 rooflight
- Sandringham Court , Broad Walk - 1 rooflight

Therefore the principle of inserting rooflights to the front elevation of listed buildings along the Broad Walk has been established by other properties adding them.

The proposed rooflights would not be clearly visible from the Broad Walk itself as it is difficult to view the full roof planes from the Broad Walk due to the height of the Villa. The rooflights of the above mentioned properties can only be seen from slight views such as glimpses from Burlington Road between the trees, as Burlington Road is slightly elevated compared to Pavilion Gardens itself which is significantly lower than the Broad Walk. Views of the Broad Walk Villa roofs can be seen from the boating lake area but is partly obscured by trees.

Accordingly, the addition of rooflights are considered acceptable as they are a relatively common feature and are not considered to have an adverse impact on the listed building or the surrounding conservation area.

The rear of the property backs onto Hartington Road which has an open aspect and provides vehicular and pedestrian access for all the Grade II listed Villa buildings on the Broad Walk. The street is tree lined with a low stone wall and as a result the rear of the properties are very visible from the street scene.

From undertaking an assessment of the street scene along Hartington Road it is apparent that a number of rooflights have been added to the rear of the villas that back onto Hartington Road, these include:

- 16 Broad Walk- 1 rooflights
- 21 Broad Walk - 2 rooflights
- 19 Broad Walk: Roseleigh Hotel – 4 rooflights
- 12 Broad Walk: Derby House - 1 rooflight
- Sandringham Court building - 16 rooflights
- 24/25 Broad Walk: The Argyle - 4 rooflights

Along the northern section of Broad Walk, the properties that back on to Hartington Road, with visible rooflights to the rear include:

- Carlisle House - 2 rooflights
- Grosvenor House - 3 rooflights

It is clearly evident that rooflights are a common feature on the roof slopes of the listed buildings on Broad Walk, that back onto Hartington Road, and therefore the addition of rooflights would not be incongruous. It is considered that the addition of the two rooflights would be appropriate and would not have an adverse impact on the listed building.

In terms of the detailing of the rooflights, no detailed drawing have been submitted. Given the property is listed, the rooflights would need to be conservation rooflights. It is recommended that a condition be imposed requiring detailed drawings of the

conservation rooflights to be submitted and approved prior to commencement of development.

In terms of internal alterations, the conversion of the attic space will entail the installation of a staircase in the room which is currently a bedroom (bedroom 2) and installation of partition walls to create two bedrooms, bathroom and snug.

The application includes the proposal to replace the roof of conservatory with polycarbonate. It is not clear when the conservatory was built and it was potentially when the property was converted into flats. The conservatory is situated in a discrete location and is largely hidden from views, obscured by the two storey rigger extension, and only visible from oblique views from Hartington Road. In this instance given the existing structure's form and positioning the proposed replacement with polycarbonate is considered acceptable.

In terms of the NPPF tests of heritage harm, the alterations are considered to be acceptable and would not harm the heritage asset. The proposal is not considered to be harmful to the character, appearance or significance of the listed building in the context of Paragraphs 205-208 of the NPPF. The proposal therefore complies with the general design and conservation tenets of Local Plan policies EQ6 and EQ7 and those outlined in sections 12 and 16 of the NPPF.

CONCLUSION / PLANNING BALANCE

As outlined above 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: 09.05.24

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Signed by: Jane Colley Signature

On behalf of High Peak Borough Council