

**From:** [James Stannard](#)  
**To:** [Planning Comments \(HPBC\)](#)  
**Subject:** FW: HPK/2024/0049 & HPK/2024/0050 - 3 The Old Clubhouse, Water Street, Buxton  
**Date:** 13 May 2024 12:30:38  
**Attachments:** [image001.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)  
[image013.png](#)

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Please see below latest comments from Conservation Officer in connection with HPK/2024/0049 and HPK/2024/0050

**James Stannard** Planning Officer  
Development Services  
High Peak Borough Council and Staffordshire Moorlands District Council

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**From:** Emily Holland  
**Sent:** Monday, May 13, 2024 12:27 PM  
**To:** James Stannard  
**Subject:** RE: HPK/2024/0049 & HPK/2024/0050 - 3 The Old Clubhouse, Water Street, Buxton

Hi James,

The latest documents that we have had them revise can be positively conditioned as the standard list for number 1.

I don't have any more to add for this case.

Thanks

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

*Advanced notice of planned leave: 14/05/2024-22/05/2024.*

-

**Due to work levels at this current time there will be a delay in responding to your query, however, I shall endeavour to do so as soon as I am able.**

**Emily Holland.** Principal Conservation Officer.  
Development Services.  
**High Peak Borough Council / Staffordshire Moorlands District Council.**  
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**From:** James Stannard

**Sent:** Monday, May 13, 2024 11:30 AM

**To:** Emily Holland

**Subject:** RE: HPK/2024/0049 & HPK/2024/0050 - 3 The Old Clubhouse, Water Street, Buxton

Hi Emily

Just realised you go on leave tomorrow so could you get a list of conditions in relation to the above to me by the end of today please?

Thanks

**James Stannard** Planning Officer

Development Services

High Peak Borough Council and Staffordshire Moorlands District Council

Tel: **07976 753958**

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**From:** James Stannard

**Sent:** Monday, May 13, 2024 10:39 AM

**To:** Emily Holland

**Subject:** RE: HPK/2024/0049 & HPK/2024/0050 - 3 The Old Clubhouse, Water Street, Buxton

Hi Emily

Yes I'd be happy with positively worded conditions... If you could provide a list of fully worded heritage conditions I can look to finalise a report and recommendation.

Thanks

**James Stannard** Planning Officer

Development Services

High Peak Borough Council and Staffordshire Moorlands District Council

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**From:** Emily Holland

**Sent:** Friday, May 10, 2024 10:08 AM

**To:** James Stannard

**Subject:** RE: HPK/2024/0049 & HPK/2024/0050 - 3 The Old Clubhouse, Water Street, Buxton

Hi James,

As there is an extract point those materials are ok on that basis there is in place additional moisture management.

Perhaps these documents and details can be positively conditioned?

Thanks

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

*Advanced notice of planned leave: 14/05/2024-22/05/2024.*

-

**Due to work levels at this current time there will be a delay in responding to your query, however, I shall endeavour to do so as soon as I am able.**

**Emily Holland.** Principal Conservation Officer.

Development Services.

**High Peak Borough Council / Staffordshire Moorlands District Council.**

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**From:** James Stannard

**Sent:** Thursday, May 9, 2024 2:06 PM

**To:** Emily Holland

**Subject:** FW: HPK/2024/0049 & HPK/2024/0050 - 3 The Old Clubhouse, Water Street, Buxton

Hi Emily

See below commentary and attached plans for comment when you get chance please.

Thanks

**James Stannard** Planning Officer  
Development Services  
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**From:** Richard Cotton  
**Sent:** Thursday, May 9, 2024 2:01 PM  
**To:** James Stannard  
**Cc:** Becky McCabe  
**Subject:** Re: HPK/2024/0049 & HPK/2024/0050 - 3 The Old Clubhouse, Water Street, Buxton

Good afternoon James,

With reference to your email regarding the above I can confirm the following:

1. All new walls forming the new kitchen and bathroom will be finished with Gyproc 12.5mm thick Moisture Resistant board. This is a board designed for kitchens and bathrooms.
2. The existing ceiling finishes in the areas of the new bathroom and kitchen will be removed and replaced with Gyproc 12.5mm thick Moisture Resistant board.
3. Ducted extract ventilation is being added to the bathroom and kitchen (cooker hood and ceiling extract) to meet the relevant building regulations requirements as a minimum, to help mitigate against excessive moisture build up. These fans would be operational at all times of use, via either the lighting circuits or PIR sensors added.
4. There is an existing extract outlet point located in the existing shower window. We intend to use this outlet as the outlet point for the new extract, to avoid alterations to the existing window.

This existing outlet point was shown as a revision to our drawing 1205-P-201A (actually noted as being located in the Shower Room window) and on drawing 1295-205A, showing the extract point in the window.

These drawings were sent to you on 27/03/24.

The existing outlet is approximately 150mm diameter, which should be a suitable size for the new extract outlet. The new extract will be ducted internally in the new room construction to connect to this outlet internally, requiring no window alterations, no new glass, no new joinery etc. At the very least a new external plastic capping will be added to replace the existing plastic capping if this is required.

Our intention is that there are no new outlets added to the exterior of the building.

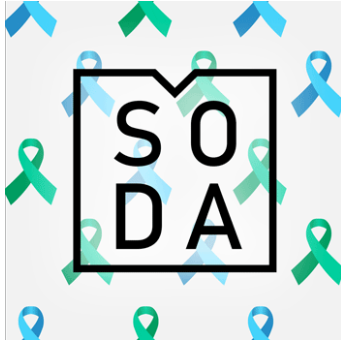
I have attached a copy of our revised drawing 1295-P-203B for your information, which has been revised to show the ceilings to the bathroom and kitchen will be in Gyproc Moisture Resistant board, and to show the ceiling extract fan added to the new kitchen ceiling. I have also reattached a copy of the drawings originally sent to you on 27/03/24.

I hope the above is now acceptable.

Best Regards

**Richard Cotton**  
Architectural Technician  
SODA Group

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**From:** James Stannard

**Date:** Tuesday, 7 May 2024 at 10:12

**To:** Richard Cotton

**Cc:** Becky McCabe

**Subject:** RE: HPK/2024/0049 & HPK/2024/0050 - 3 The Old Clubhouse, Water Street, Buxton

Good Morning Richard

I am now in receipt of further comments from our Conservation Officer following updated plans, information and commentary, as follows:

We still have plasterboard ceilings (gypsum absorbs moisture, and plastic based paints exacerbate condensation and mould) paired with vinyl flooring and such like will create a greenhouse effect. I am not sure I am receipt of a summary of new materials that are

vapour permeable? Again, this is a constrained space to be subject to a fair amount of heat within a solid stone walled building.

I see a ventilation unit is proposed, perhaps to mitigate the above? and sent through a grille in the window – is this new? i.e, new glass, joinery alteration etc? As the notes on the drawing say *no external window alterations*. In either event, this item is not clearly shown in the existing hence the difficulty in reading. This needs to be made clearer. I presume a new internal ventilation unit is to be hooked up to this?

I have few issues with the layout itself, as it appears only this has been emphasised.

It would appear from these comments that outstanding issues remain in order to positively determine this application.

I invite you to respond to these comments at your earliest convenience.

Kind Regards

**James Stannard** Planning Officer  
Development Services  
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**From:** Richard Cotton  
**Sent:** Wednesday, May 1, 2024 1:33 PM  
**To:** James Stannard  
**Cc:** Becky McCabe  
**Subject:** Re: HPK/2024/0049 & HPK/2024/0050 - 3 The Old Clubhouse, Water Street, Buxton

Hi James,

Many thanks for your email yesterday.

I can confirm our agreement to the request for an extension of time as follows:

- HPK/2024/0049 and HPK/2024/0050 to 15th May 2024.
- HPK/2023/0544 and HPK/2023/0545 to 13th May 2024.

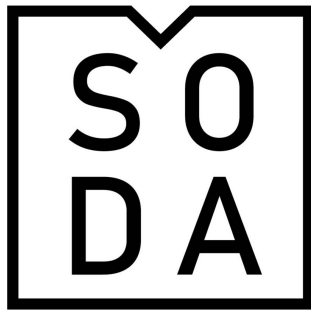
Best Regards,

**Richard Cotton**

Architectural Technician

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**From:** James Stannard

**Sent:** 30 April 2024 11:22

**To:** Richard Cotton

**Subject:** RE: HPK/2024/0049 & HPK/2024/0050 - 3 The Old Clubhouse, Water Street, Buxton

Hi Richard

Just to provide an update on where we are with both schemes (0049 & 0050, and 0544 & 0545), I have checked with the Conservation Officer today with regards to reviewing the additional plans and information submitted in relation to both.

I have been advised that comments will be with me by 8<sup>th</sup> May.

As such, I would suggest that we agree a two week extension for HPK/2024/0049 and 0050 until 15<sup>th</sup> May, and a further one week extension for HPK/2023/0544 and HPK/2023/0545 until 13<sup>th</sup> May.

This should allow sufficient time for comments to be considered and in the event that comments are positive, to finalise positive recommendation with a view to issuing positive decisions.

Can you please confirm your agreement to these extensions of time?

I appreciate your patience.

Kind Regards

**James Stannard** Planning Officer

Development Services

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**From:** Richard Cotton

**Sent:** Wednesday, April 10, 2024 4:19 PM

**To:** James Stannard

**Subject:** Re: HPK/2024/0049 & HPK/2024/0050 - 3 The Old Clubhouse, Water Street, Buxton

Good afternoon James,

Many thanks for your email.

I can confirm that an extension of time to 1st May 2024 is acceptable.

On another matter, can you advise on the progress of our other applications for the internal and external works at Ground & First Floor Levels?

I believe the application numbers are HPK/2023/0544 & HPK/2023/0545.

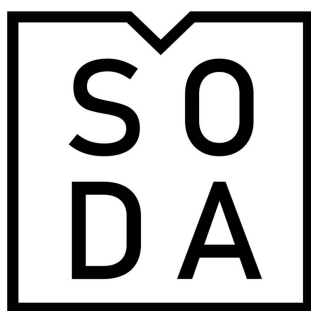
Many thanks.

Best Regards,

**Richard Cotton**

Architectural Technician

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**From:** James Stannard  
**Sent:** 10 April 2024 07:58  
**To:** Richard Cotton  
**Cc:** Becky McCabe  
**Subject:** RE: HPK/2024/0049 & HPK/2024/0050 - 3 The Old Clubhouse, Water Street, Buxton

Good Morning Richard

Thank you for your email below.

Having just returned from a period of annual leave I am looking to move my caseload of applications forward. I am yet to receive revised comments from our Conservation Officer in relation to the revised plans and commentary received in your email below, and would anticipate that these will be with me within the next couple of weeks.

As such, I think it would be useful to agree a 3 week extension from today's date until 1<sup>st</sup> May to allow all matters to be concluded.

Can you please confirm your agreement to this extension of time?

Kind Regards

**James Stannard** Planning Officer

Development Services

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**From:** Richard Cotton

**Sent:** Wednesday, March 27, 2024 1:07 PM

**To:** James Stannard

**Cc:** Becky McCabe

**Subject:** Re: HPK/2024/0049 & HPK/2024/0050 - 3 The Old Clubhouse, Water Street, Buxton

Hi James,

Thanks for your recent email regarding the above.

Having spoken to Becky yesterday regarding the second floor works, please find attached the following revised drawings:

- 1295-P-201A Second Floor Layout as Existing.
- 1295-P-202A Proposed Second Floor Layout GENERAL ARRANGEMENT DRAWING.
- 1295-P-203A Proposed Second Floor Layout SCOPE OF WORKS.
- 1295-P-205A External Elevations as Existing and as Proposed.

The above have been revised to show the existing extract ventilation outlet point from the existing shower room, which will be used for the new extract in order to minimise alterations to the exterior fabric of the building, and revisions to the extract from the new Bathroom and Kitchen.

As the existing extract in this area is now not sufficient, we are proposing to add a ducted extract hood in the new kitchen, rather than a recirculating type hood. The ducting will be an approx. 100mm diameter rigid duct routed at ceiling level. We will also add a ducted extract fan in the new bathroom. These will be routed to

connect to the existing outlet point through the second floor dormer window on the North Elevation, to minimise disruption and alterations to the exterior.. The ducting will be boxed in internally.

For your information, new stud walls will have **Gypsum Moisture Resistant Board** added and the wall faces inside the kitchen and bathroom will have full height ceramic tiling finishes.

I hope the above is sufficient to answer your queries, but please get in touch if you need any additional information.

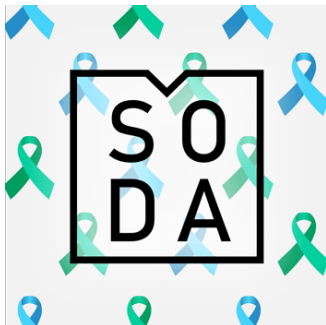
Best Regards,

**Richard Cotton**

Architectural Technician

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**From:** James Stannard  
**Sent:** 25 March 2024 16:06  
**To:** Becky McCabe [Richard Cotton](#)

**Subject:** HPK/2024/0049 & HPK/2024/0050 - 3 The Old Clubhouse, Water Street, Buxton

Hi Becky/Richard

In connection with the full planning and listed building consent applications for development described as *“Proposed Internal Alterations at Second Floor Level of existing Public House to provide additional residential facilities for the Public House Manager in addition to those existing with removal of existing stud walling and fixtures & fittings and the addition of new stud walls, new doors & frames, new sanitary ware and new kitchen facilities”* I am in receipt of comments from the Council’s Conservation Officer as follows:

3 The Old Clubhouse, Water St, Buxton.

I don’t anticipate there to be any major issue with the rearrangement, however the materials for the kitchen and bathroom is encouraged to be revisited.

Where there will be imposed on the fabric a lot of moisture and humidity in these areas the use of generic gypsum plasterboard and plastic based paints, i.e impermeable materials are ill advised. Please can a materials list for this intervention be devised to demonstrate appropriate vapour permeable materials. There also does not appear to be ventilation considered so I will query how this will be managed due to the spaces being quite small.

I would therefore be grateful if you would submit further information to address these outstanding queries in anticipation that the applications can be positively determined.

To allow sufficient time for additional information to be submitted and considered, and time for me to prepare and finalise a report and recommendation, could you please confirm your agreement to a short extension of time until Thursday 11<sup>th</sup> April?

Kind Regards

**James Stannard** Planning Officer

Development Services

High Peak Borough Council and Staffordshire Moorlands District Council

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