



Planning and Heritage Statement

Change of Use

at

Rear of 53 High Street

Buxton

JULY 2024



Introduction

This Heritage Statement has been written to comply with The National Planning Policy Framework (NPPF).

A Conservation Area is an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance (section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990). The Council is obliged by Section 71 of the Act to formulate and publish proposals for the preservation and enhancement of any parts of their area, which are conservation areas.

The rear of 53 High Street is situated within the 'Central' Conservation Area in Buxton.

Description of Building and Setting

The Rear of 53 High Street is a 2-story structure of rendered solid wall construction with a pitched roof. The building has most recently been used as a store.

The Proposal

Change of use to office on the first floor with store below.

Impact

There will be no change externally.

The building is not visible from the street.

Design and Access

The property is in a central location with many amenities accessible within walking distance. There is a bus stop within approximately 100m the property with services to many locations including the town centre, Fairfield, Ashbourne and Harpur Hill, Manchester and Derby.

Biodiversity Net Gain

We believe the scheme is exempt from complying with Biodiversity Net gain requirements as the site is less than 25sqm, it is an existing site and there will be no changes externally.

Conclusion

There will be no change externally.

The proposal will not have any negative impact on the heritage asset.