

From:
To:
Subject: HPK/2024/0277/0278
Date: 10 July 2024 15:42:19
Attachments:

Hi Rosie,
17C Broad Walk, Buxton, SK17 6JR.

Objection. Recommended refusal.

This scheme is not supported in principle and forms a narrow short term view of this heritage asset. The scheme does not have the listing status in mind.

Whilst the interior is divided into areas, inviting disfiguring the external outward appearance and special interest of the listed building to suit is wholly inappropriate and against the grain, character and listing status of the building. Modern short term internal functions do not by default inform and justify accelerated amount of change at a heritage asset. The listed building is one whole building, 16 - 17 Broad Walk. It is not more or less significant, or of less historic interest in certain areas or portions due to internal floorplan arrangements. Modern internal uses and functions will come and go in short series of time in considering the age of these assets, however substantial architectural transformation does not have the fabric integrity or survival condition of the listed building in mind.

Dormers are not found nor are they consciously designed into this building. There is a reason they are not there in the first instance and that was due to conscious design tooling (reasons for listing) and historic floorplans (which I note alterations of - was not supported previously either). I am simply quite baffled as to why its listing protections and merits continue to appear to be completely disregarded. The scheme does not have preservation or enhancement in mind, nor are there public benefits associated to the scheme, as it has already been appraised that cramped modern attic accommodation is not traditional nor found in this nature of architecture in its infancy. Subsequently the wish to continue to invite further depreciation of its character and survival for again, a short term concept is wholly inappropriate and has no sensitivity or acknowledgement of its listing status. This invitation of accelerated change continues to risk transforming one of the Broadwalk Villas into nothing more than a generic multiple occupancy building with the risk of mix match and juxtaposed alterations. I do not see clear and convincing justification. The supporting information is weak, and appears more consumed by the appearance of the contrived dormers than being informed by any conservation or heritage advice. Paragraph 207 of the NPPF is irrelevant as this highly desirable domestic residence, also due to location, will always be such, whether in one use, or otherwise.

This scheme is not supported in principle and demonstrates a project completely against conservation and heritage principles. The scheme does not have the special interest or historic merits of the building condition, character or appearance in mind. The transformation will have substantial bearing on the outward identity of this architecture confusing its legibility for the foreseeable future, creating an imbalance and discord across itself and neighbouring assets. Consequently this is not an enhancement nor does it have longevity in mind. It is a particularly sensitive and the core area of Buxton. It is within direct and immediate proximity to Grade II* Pavilion Gardens RPG. The imbalance and transformation of this Broadwalk Villa will have direct heritage harm on Grade II* RPG Pavilion Gardens due to the disfiguring of the outward character and survival condition of

the building, which similarly in itself is direct heritage harm. Accumulatively there is then direct harm imposed on the setting of the Conservation Area. There are no public benefits seen to outweigh this harm.

I cannot support this scheme and recommend refusal. Section 16(2) and 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 is at conflict, where the proposals substantially imbalance the historic architectural form, proportions and character of the heritage asset. The scheme invites substantial fabric disturbance and loss of traditional building materials, whilst severely depreciating the survived condition of the asset for ultimately short term ill informed 'gain'. Historic England and SPAB ethics are also marred. As per Policy EQ7: The Council will conserve assets in a manner appropriate to their significance. The project contrives elements purposefully not found at this particular asset and forcefully contriving features as such goes against the listing status, unique positive character and features forming the vernacular of this Buxton Villa.

Thanks

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

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.

www.highpeak.gov.uk | Follow HPBC on X (Formerly Twitter) | Facebook

www.staffs Moorlands.gov.uk | Follow SMDC on X (Formerly Twitter) | Facebook



High Peak
Borough Council



STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING EXCELLENCE

Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.highpeak.gov.uk/YourData>

Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.highpeak.gov.uk/YourData>
