

DELEGATED DECISION REPORT

HPK/2024/0088
Valid 09/04/2024

**SANDRINGHAM COURT,
BROAD WALK, BUXTON,
DERBYSHIRE, SK17 6RS**

**LISTED BUILDING CONSENT
FOR REPAIR WORKS TO
WEST ELEVATION BAY
WINDOWS, PORCH AND
RWP/GULLEYS TO
SANDRINGHAM COURT**

**LISTED BUILDING CONSENT –
(ALTERATION)**

MAIN ISSUES

- Impact on the historic integrity of a Grade II Listed Building

DESCRIPTION OF SITE

Sandringham Court is a Grade II Listed Building falling within the Buxton Central Conservation Area. The property as it stands is of stone and slate construction with substantial stone and wood bays to the north-east and south-west side elevations. For the purposes of this assessment, relates to repair works to the west elevation.

Hartington Road was originally partly developed as a service road for the large villas facing Broad Walk, but it was a wide street and the east side commanded good views. These buildings were mainly set up high above the road, and the surviving villas still have a strong imposing presence overlooking the street. Along the west side of the street the backs of the Broad Walk villas were often treated with gable frontages as at Sandringham Court.

The listing reads as:

SK0573SE 616-1/4/21 21/11/95

BUXTON BROAD WALK (South East side) Nos.13, 14, AND 15 Sandringham Hotel
(Formerly Listed as: BROAD WALK Sandringham Hotel)

GV II

Formerly known as: Nos.13, 14 AND 15 Stanley Villa BROAD WALK. 3 villas or boarding houses, now hotel. Mid C19. Possibly by Sir Joseph Paxton for the Duke of Devonshire. Rock-faced millstone grit with ashlar dressings and Welsh slate hipped roof with reconstituted stone stacks. EXTERIOR: 3 storeys plus attics, 5-window front. Vermiculated quoins, plinth, first- and second-floor sill bands. Central segment arched doorway with moulded impost and raised keystone plus panel door and overlight. Above flat headed plain sash in segment headed surround with keystone. Either side two 2 storey canted bay windows with flat headed lead roofs, and a single small sash between. Above a small central segment headed window with C20 casement, flanked by 2 pairs of plain sashes. Above 2 gabled dormer windows with

plain sashes and to left a single flat headed dormer. Left return 6 windows, with 3 wooden 3 storey canted bay windows, that to right with stone ground and first floors, above a single and a pair of dormers. Glazed lean-to porch. 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 are reputed to be designed in detail by his former pupil Edward Milner from 1871, and built by Saunders & Woolcott for the 7th Duke. (The Buildings of England: Pevsner N: Derbyshire: Harmondsworth: 1953-1986: 117).

Listing NGR: SK0558373170

PROPOSAL

Proposed repair and refurbishment of external windows, window boards/facets and associated protruding wall structures including 2no repairs to rooflights and flashing. The building is a multi-tenanted residential unit with multiple apartments, the use will remain unchanged.

Apartment 14: Repair works to 1no double glazed rooflights R01 to kitchen area
A top floor apartment comprising; private hallway, living room, fitted kitchen, double bedroom and fitted bathroom.

This application seeks approval for the following:

- Remove the existing rooflight and assess the flashing at roof level.
- Review the upstand/installation detail to the rooflight and assess that the falls are appropriate regarding slate roofing finish (we are aware these are currently flush heritage rooflights installed)
- Any replacement slates to match existing.

Replace any damaged or worn weather seals to ensure the frame is properly sealed against the elements.

Apartment 5, 9 and 1: Repair works, and external cladding to 3no Bay windows suffering from severe water ingress.

Apartment 5 - First Floor 3 Bedroom apartment with 1,044 square feet of internal space. Within the Apartment there are 3no 3 panel double glazed bay windows with external timber sill bands. Bay 01 to the Living Room, Bay 02 to Bedroom 01 and Bay 03 to Bedroom 02.

- Bay 01 suffers from minimal water ingress at high level when the weather is severe. The water tracks in from the head and at the junctions between the window frame and wall. The water ingress has caused damage to the internal finish and plasterwork to the returning walls and to the head of the window and ceiling. Some remedial works to the low level of the window using a filler foam has caused movement in the window frame.
- Bay 02 suffers from severe water ingress at high level when rainfalls. The water appears to be tracking in from behind the head of the window frame, which has overtime become damaged and split. At low level the water dripping from the head and landing on the floor is causing the timber skirting to lift and split, as it is repeatedly getting wet.
- Bay 03 suffers from minimal water ingress at high level when rainfalls however the main issue is at low level below the window cill between the

central bays, and the chamfered bays junction. Moisture is tracking through the stonework at this point and causing severe damage and added plasterwork.

- Apartment 2: Porch Repairs and Ground Works

Apartment 9 - Second Floor 2 Bedroom. Within the Apartment there are 3 no 3 panel double glazed bay windows with external timber sill bands. Bay 01 to the Living Room, Bay 02 to Kitchen/Diner and Bay 03 to Bedroom 01.

- Bay 1 - No Water Ingress Issues Reported.
- Bay 03 suffers from marginal water ingress at high level when rainfalls however the main issue is to the ceiling above the window with severe staining and damage due to water ingress. At low level and to the perimeter of the frame the window frame is damaged and coming away from the return walls. Moisture is tracking through the stonework at this point and causing severe damage and added plasterwork. Some poor remedial patch work to the window frame and walls have been carried out, with the attempt to alleviate the void between the window frame.

Apartment 1 - Ground Floor 2 Bedroom. Within the Apartment there are 2 no 3 panel double glazed bay windows with external timber sill bands. Internal layout unknown.

- Bay 2 - 3 Bay window with central access door to Apartment. Suffering from rising damp and water ingress at high level. Painted stone stallboard could be preventing the stonework from breathing.
- Bay 03 suffers from marginal water ingress at high level when rainfalls however the main issue is to the ceiling above the window with severe staining and damage due to water ingress.

General works to bays entail:

Fabric Removal

Remove existing failing white painted timber stallboard and associated ad-hoc lead flashing panels between window head and window cills to Ground Floor, First Floor and Second Floor.

Existing window frames, heads and cills to be retained in-situ.

Remove existing black timber painted decorative fascia beading where the window frames meet the stonework.

Rake out any cementitious mortar to junction between window and stonework - Repoint using Lime based mortar as per specification (colour to be approved on site with Architect/Conservation Officer)

Assess feasibility of removal of scribed black mastic to stone work.

Proposed Works

Install new breather membrane/builders paper to timber bay window structure.

Install new low level lead flashing to window head timber.

Install new painted Birch plywood sheets, ensuring any exposed plywood edges are sealed and protected with layers of water repellent varnish or oil/wax products. Install new timber beads to match existing profiles, to chamfered junctions of timber bay windows.

Repoint using Lime based mortar as per specification (colour to be approved on site with Architect/Conservation Officer) the joint between timber window frames and stone work.

If the black mastic cannot be removed, install new scribed black painted timber decorative fascia beading to replace existing detail.

Assess the condition of all existing hardwood window cills.

Where rot is discovered splice repair the section of rot and install new hardwood timber cill, prepare and redecorate.

General Elevation Works

All gulleys to RWP's to be cleared of all vegetation and falls of recently laid tarmac to be reviewed to ensure surface water is moved away from the building facade. Where open joints to the stonework are glaringly obvious, and would be wide enough to allow water ingress Repoint using Lime based mortar as per specification (colour to be approved on site with Architect/Conservation Officer)

Bay 1 specific - Remove tarmac to gulleys at ground floor level and reinstate with metal grille to match existing.

Cut away 150mm wide channel to the perimeter of existing porch, and install a large aggregate French drain to the perimeter of the porch to alleviate surface water against the existing stone plinth.

Remove bitumen paint applied to stone coursing and rake out any loose friable mortar. Repoint low level stone and porch stone using Lime based mortar as per specification (colour to be approved on site with Architect/Conservation Officer)

Bay 2 specific - Cut away 150mm wide channel to the perimeter of existing stone stallboard to ground floor windows and door and install a large aggregate french drain to the perimeter of the porch to alleviate surface water against the existing stone plinth.

Remove bitumen paint applied to stone coursing and rake out any loose friable mortar. Repoint low level stone and porch stone using Lime based mortar as per specification (colour to be approved on site with Architect/Conservation Officer)

Bay 3 specific - Remove existing lead flashing and lead finish to the bay window flat roof. Assess the condition of timber rolls below lead sheet.

Assess the lead roof substrate and condition. Allow for a new warm roof construction with the insulation on top of new vapour control layer.

Install new appropriately coded lead finish, and flash into the existing stonework with appropriate upstand.

Investigation and on site repair

Following on site strip out of the existing painted timber bay window boards, investigation into condition of timber framework to bay windows is to be carried out. If it is revealed that water ingress has caused damage to the structural frame of the bay windows the following scope of works will be carried out:

It is not intended to renew or straighten old and crooked structure but rather to set it in sound and healthy repair. Repair timbers individually, as far as possible in position, with a minimum of replacement and renewal.

Resolve any “live” structural movement, and correct design of physical weaknesses. Retain irregularities that are not unsound or unsafe.

Finish joints to ensure close contact of mating surfaces.

Agree extent to which existing timber is to be retained for re use in other than its existing location. Remove all such timber; clean, overhaul, protect and store on site until required.

Where local decoration remains, and whole area is not to be stripped of paint, rub back locally to reveal timber face. Where lead paint is to be removed abrade surface using water and waterproof sandpaper.

Cut out timber that is to be replaced and piece in new, flush with timber finished faces.

Reproduce exactly all features of adjacent existing work.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 7 Buxton Sub Area Strategy
EQ 6 Design and Place Making
EQ 7 Built and Historic Environment

Supplementary Planning Documents

High Peak Design Guide
Residential Design SPD

National Planning Policy Framework 2023

Including sections -
12: Achieving well-designed places
16. Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2008/0578 Replacement windows APPROVED 02/03/2009

HPK/2008/0785 Listed Building Consent for replacement of 3 dormer window frames APPROVED 02/03/2009

HPK/2017/0469 Replacement of 3 windows of Grade II Listed Building at property of Flat 12 at Sandringham Court, Buxton APPROVED 16/01/2018

HPK/2020/0106 Retrospective Listed Building Consent for replacement windows - Approved

HPK/2020/0151 Retrospective Listed Building Consent for replacement windows - Approved

CONSULTATIONS

Publicity

Site Notice expiry date: 21/05/2024

Neighbour consultation period ends: 16/05/2024

Public Comments

No comments received during the consultation period

Town / Parish Comments

No comments received during the consultation period

Conservation

No comments received during the consultation period

OFFICER COMMENTS

Principle of Development

The Local Planning Authority is required to determine planning applications in accordance with the development plan, unless there are material circumstances which indicate otherwise and in determining these applications, it shall have regard to the provisions of the Development Plan, in so far as material to the application and to any other material considerations.

Planning applications that accord with policies within the local plan will be approved without delay and where there are no relevant policies, or they are out of date, the Council will grant planning permission unless material considerations indicate otherwise.

When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF).

The principle of development can only be deemed acceptable if the existing character and appearance of the listed building will be preserved or enhanced.

The Listed Building is a key part of Buxton's heritage and stands in a prominent location on Broad Walk, looking towards the Pavilion Gardens. Any proposed works or changes to this structure should therefore be sensitively designed.

Impact on the character and appearance of the Grade II listed buildings.

Section 66(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Policy S1 sets out a number of sustainability principles which all new development proposals should incorporate in order to make a positive contribution towards the sustainability of communities and to protect, and where possible enhance the environment.

Policy EQ6 states that all development should be well designed to respect and contribute positively to the character, identity and context of High Peak's townscapes, in terms of scale, height, density, and layout.

Policy EQ7 has regard to the Built and Historic Environment. It states that policy seeks to safeguard and where possible enhance the historic environment by a) resisting development which would harm or be detrimental to the special character and historic integrity of the towns and villages and those interests of acknowledged importance; b) promoting development which sustains, respects or enhances buildings which contribute to the character or heritage of the area; and c) preventing the loss of buildings and features which make a positive contribution to the character or heritage of an area through sensitive development. The application has been supported by a Heritage Statement which considers the impact of the proposed works on the heritage asset.

The NPPF states amongst other things that new development should add to the overall quality of the area, be visually attractive as a result of good architecture and sympathetic to the surrounding built environment.

Chapter 16 of the NPPF contains the restrictive national planning policies relating to heritage conservation. Paragraphs 205- 214 set out how a local planning authority should assess the significance of a heritage asset and the potential of a development proposal upon that asset. Where a proposal will lead to substantial harm or total loss of a designated heritage asset, local planning authorities should refuse consent unless there are substantial public benefits that outweigh that harm. Where a development proposal will lead to less than substantial harm, this harm should be weighed against the public benefits.

In accordance with para 205 of the National Planning Policy Framework when considering the impact of a proposal on the significance of a designated heritage

asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. It is important to recognise that significance can be harmed or lost through alteration or destruction. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

The proposed development seeks to replace windows that have become rotten and are beyond repair. The replacements are to be of a timber like for like replacement and subject to a condition to ensure the finish is in accordance with the existing fenestration it is not considered that the scheme would harm the historic integrity of the Grade II Listed Building and wider Conservation Area. All other works to the elevation including porch, SVPs and gullies will also ensure the finish is in accordance with the existing, as detailed in the Proposal section of this report.

The heritage appraisal supporting this application considers the works proposed as a neutral change –

Removing a modern window weatherboard and replacing with new, which is aesthetically the same with improved junctions between the existing stonework and window frames. Any replacement joinery required is to match the existing mouldings as appropriate.

The weighting of potential harm is agreed, they being:

Scale of change: Minor change

Impact on significance: Neutral/Minor beneficial

Pointing is missing in places, specifically to areas of gulleys and RWP.

Repointing where required in appropriate Lime based mortar.

Scale of change: Moderate change.

Impact on significance: Beneficial.

The works proposed are not considered harmful to the character of the building, or the conservation area. The materials and paintwork will be sympathetic, to ensure that no historic fabric would be lost as a result of the works, allowing the safeguarding of the listed building and enhance the special character/ historic heritage of the Listed Building, in accordance with Policy EQ7.

The proposal would therefore accord with the provisions of local plan policies EQ6, EQ7 and sections 12 and 16 of the NPPF in this regard.

CONCLUSION / PLANNING BALANCE

It is considered that the proposed works would sustain and enhance the character and significance of the Grade-II listed building and the surrounding Conservation Area.

For the above reasons it is considered the proposed development would represent a sustainable form of development and would accord with the relevant policies of the Local Plan and the NPPF and accordingly the application is recommended for approval.

OFFICER RECOMMENDATION: APPROVAL

Case Officer: Pet Twigg

Recommendation Date: 04.06.2024

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council