

DELEGATED DECISION REPORT

HPK/2024/0354
Valid 09/09/2024

FLAT 1
22 ETON HOUSE BROAD
WALK
BUXTON

LISTED BUILDING CONSENT
FOR INTERNAL AND
EXTERNAL ALTERATIONS TO
FLAT 1, ETON HOUSE.

(LISTED BUILDING CONSENT -
ALTERATION)

MAIN ISSUES

- Heritage – listed building
- Design

DESCRIPTION OF SITE

Flat 1, 22 Eton House Broad walk is a ground floor flat within a grade II listed building. The listed description states:

‘Pair of semi-detached villas or boarding houses, now hotel and house. 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 3 stacks with moulded caps. EXTERIOR: 3 storeys: chamfered plinth, first-floor band, first- and second-floor sill bands and bracketed eaves. Pair of double fronted houses, 6-window range in all. Each has central doorway with glazed door and overlight in painted stone pilaster surround with flat hood. Above a single 2/2 sash to No.22 with a carved keystone. Either side are single 2-storey canted bay windows with hipped lead roofs and segment headed 2/2 and plain sashes to No.22. Above again a central smaller 2/2 sash flanked by single tripartite sashes. Left return 2-window range with a 2-storey canted bay window to left. All windows to No.21 are C20 uPVC replacements. 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 pupil Edward Milner from 1871, and built by Saunders & Wollcott of London for the 7th Duke. (The Buildings of England: Pevsner N: Derbyshire: Harmondsworth: 1953-1986: 117).’

PROPOSAL

Listed building consent is sought for a replacement bathroom flooring. It is proposed to remove the existing concrete bathroom flooring and replace with an underfloor heating system, which requires the floor level to be built up above its current level. It is also proposed to install a false bathroom ceiling. The false ceiling will allow a

120mm service void and be fixed in place using a timber perimeter frame. Finally it is proposed to block up an existing bathroom window. The existing window will be retained, sealed and fitted with an obscure film. Internally plasterboard will be fitted to block up the window.

Externally, a number of utility equipment will be relocated. The northern exterior of the flat faces the side elevation of no.21 and serves as a utility area. It is proposed to relocate the existing boiler flue to 500mm to the north of its existing location. The former hole will be made good to match the host building, and the new flue will visually match the existing. It is also proposed to install a new gas meter box in on the north elevation.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
S 2 Settlement Hierarchy
EQ 6 Design and Place Making
EQ 7 Built and Historic Environment
CF 6 Accessibility and Transport

National Planning Policy Framework

Section 4
Section 12
Section 16

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

No previous planning history

CONSULTATIONS

Publicity

Site Notice expiry date: 10/10/2024
Neighbour consultation period ends: 04/10/2024
Press Advert: 10/10/2024

Public Comments

None received

Town / Parish Comments

n/a

Environmental Health

n/a

Derbyshire County Council Highways

n/a

The Gardens Trust

No comments to make

Historic England

No comments to make

OFFICER COMMENTS**Principle of Development**

Local Plan (LP) Policy S 2, which states that development should be directed towards sustainable locations, including Market Towns such as Buxton. The site is situated within this built-up area boundary. Therefore the principle of the development is acceptable subject to consideration of the following policy.

Paragraph 203 of the NPPF states that in determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

The application seeks listed building consent for renovation works to the Grade II listed building. The principle of development can therefore only be deemed acceptable if the proposed development sustains and enhances the heritage asset.

Design and heritage

Section 16 Paragraph 205 of the NPPF 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. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

LP Policy EQ 6 states that all development should be well designed, of a high quality and respond to the areas character, history and scale.

LP Policy EQ 7 states that the council will conserve heritage assets in a manner appropriate to their significance.

The proposed external alterations relate to a small utility area to the rear of the listed building. Proposed flue and meter box will not be visible from the street scene due to the proposed location on the northern side of the building, adjacent to the adjoining no. 21. The proposed alterations include the addition of a meter box and the relocation of the boiler flue. This is considered a minor alteration to the building, located within a discreet area. As such the proposed utility alterations will not harm the heritage asset.



Figure 1 - Google street view of rear of application site dated 2022

Internally it is proposed to replace the existing concrete bathroom floor. The existing floor is of a modern concrete, thought to date to the buildings conversion to flats. As such the loss of this floor is not considered harmful. The proposed replacement with another concrete floor and underfloor heating is considered a minimal alteration, due to the small area covered, and as the original floor is no longer in place.

A suspended ceiling is proposed to be installed into the bathroom. The suspended ceiling will allow space for a service area above, without the need to alter the existing ceiling. The proposed ceiling will be attached with a timber perimeter frame, this is considered a reversible change and will sustain the heritage asset.

It is also proposed to seal and apply obscure film to the original bathroom window. This is considered acceptable as it is reversible and will not result in the loss of the original window. It is proposed to install plaster boarding behind the window to block

it up. This is considered a reversible method of blocking up the existing bathroom window. As such this is considered to sustain the heritage asset.

Overall the proposed scheme is considered minimal and/or reversible in nature. As such the proposal is considered acceptable in terms of heritage and will sustain the heritage asset.

CONCLUSION / PLANNING BALANCE

In conclusion, the proposed scheme is considered acceptable in terms of heritage, and will not sustain the grade II listed building. The scheme is considered acceptable in terms of LP Policy EQ 6 and EQ 7. As such the proposed works are recommended for approval.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Rachel Robinson

Recommendation Date: 1st November 2024

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council