

From:
To:
Subject:
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Attachments:

From: Rachel Robinson
Sent: 10 December 2024 16:36
To: James Stannard
Subject: HPK/2024/0122 - Corbar Hill House, Corbar Road, Buxton

Hi James,

Please see comments for HPK/2024/0122 below.

HPK/2024/0122 - Corbar Hill House , Corbar Road , Buxton

The application seeks permission to construct a detached dwellinghouse within the setting of the Grade II listed Corbar House. In order to properly assess the proposed scheme it has been considered necessary to consider the scheme in conjunction with a previously approved scheme (HPK/2002/0898) and previously refused scheme (HPK/2015/0404).

HPK/2002/0898 granted approval for 4no. apartment blocks (blocks A – D), two of which have been built and completed. The current scheme would be located in place of approved Block D. The approved Block D would be larger in terms of scale, height and massing than the current scheme. However, the approved block D responds to the character and design of Corbar House. Block D takes design notes from Corbar House, while taking on a more utilising form. Therefore, the design appears as a complementary ancillary to Corbar House, akin to that of the existing coach house. However, given the size and massing of the approved Block D, under current assessment criteria of the NPPF this would amount to less than substantial harm to the heritage asset.

The 2015 scheme (HPK/2015/0404) presented a 3no. apartment blocks in place of the 2no. unbuilt apartment blocks approved under the 2002 scheme. The 2015 scheme presented these 3no. blocks in a design character akin to the 2002 scheme. As such these apartment blocks appeared as ancillary buildings to the Corbar estate and reflected the design of the 2no. built out apartment blocks (HPK/2002/0898). While the 2015 scheme was refused on other grounds, it was not refused on heritage grounds. The 2015 proposal was identified to cause less than

substantial harm. However, this was considered to be outweighed by the proposed conversion of the coach house and the schemes contribution to meeting housing delivery in the Buxton subarea. In this respect the 2015 scheme was comparable to the 2002 scheme in terms of heritage impact, due to similarities in design, scale and massing.

HPK/2024/0122 originally proposed a two storey, flat roof detached dwellinghouse in place of Block D. These plans have since been revised to proposed a single storey, flat roof detached dwellinghouse. The proposed dwelling offers a contemporary design, which fails to take design notes from Corbar House. The proposed fenestration pattern creates the appearance of a contemporary, domestic ancillary building, such as a home office building, often seen in modern and contemporary developments. This is exacerbated by the squat appearance of the dwelling, which fails to pick up on the built form style of Corbar house or the associated coach house. Such a structure conflicts with the grandeur and overall character of Corbar house, appearing out of place.

In conclusion, the revised proposal appears foreign within the context of Corbar House, as it fails to pick up on any design characteristics of the existing site. Instead the proposed dwelling appears squat and out of keeping with the site. In comparison to the approved Block D (HPK/2002/0898) and the refused 2015 scheme, the current scheme presents a greater degree of less than substantial harm to the heritage asset. The proposal fails to sustain or respect the character of the heritage asset and wider site.

Kind regards,

Rachel Robinson Conservation Officer
(She/Her)
Development Management
High Peak Borough Council and Staffordshire Moorlands District Council

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