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Application number

HPK/2025/0001

Site location

51 St Peters Road
Buxton

Proposal

First floor extension over existing side garage with single storey projection to front. Rear single storey extension. Render to elevations with stone head/cills and gritstone to single store garage element. Replacement of concrete tiles with clay tiles in buff red/grey to match original dwellings. Replacement of plastic windows with flush casement units in heritage colour.

Conservation Advice

Date: 24/02/2025

Heritage Asset: Buxton Fairfield Conservation Area

Summary of Significance

51 St Peters Road is located within the 'Area 1: St Peter's Church' of the Fairfield conservation area (CA). Development of Fairfield was first centred around St Peter's church, from which later stages of development saw the growth of Fairfield. The St Peter's area features mature tree growth, and a variety of architecture representing the various stages of development. The built environment features predominantly natural gritstone and limestone. Some of the oldest buildings are of a rubble construction finished with whitewash.

Buxton Fairfield Conservation Area Character Summary - [Conservation area maps - High Peak Borough Council](#)

Assessment and Impact

Proposed plans seek to build a first floor extension over the existing garage, with a single storey front extension at ground level. Plans also show a single storey rear extension, alterations to existing fenestrations, replacement of roof tiles, installation of solar panels, and rendering.

The heritage statement submitted with the application is regrettably insufficient. The heritage statement gives minimal consideration to the setting of the conservation area and street scene. The application proposes to introduce render to the host dwelling, the has been no consideration as to whether this is appropriate for the conservation area. Similarly, the plans show alterations to a number of windows opening to the principle elevation minimal analysis has been included into the heritage statement. The heritage statement does not appear to have consulted the historic environment record or Fairfield Conservation Area Character Summary. Ultimately the heritage statement does not



constitute an appropriate desk-based assessment and therefore fails to comply with paragraph 207 of the NPPF.

No.51 is a approx.1960s dwellinghouse located within the CA. The dwelling is constructed of a recon stone with concrete roof tiles. It is proposed to render over the existing recon stone. Render it not typically characteristic of the High Peak. However, there are a number of rendered dwellings within the immediate street scene and conservation area. As such a render may be considered an acceptable alternative to the existing recon stone, subject to details of the proposed colour. No justification has been provided for the change in material.

It is also proposed to reroof the existing dwelling with a clay tile. Clay tiles are not characteristic of the High Peak. However, St Peter Road boasts an uncommon instance of a number of arts and crafts dwellings featuring clay tile roofs. However, these clay tiles demonstrate a flattering contrast with the natural stone elevations. In the case of the application site the clay tiles may appear unfavourably in contrast to the proposed render. Therefore, more details are required as to the proposed clay tile proposed in correspondence with the proposed render. A slate till is likely to be considered more appropriate, as slate is in keeping with Buxton and the immediate neighbouring dwellings (no. 50 and 52).

A number of alterations are proposed to the fenestrations on the host dwelling. This includes the insertion of a tall vertical window to the principal elevation. This window expands across the two storeys of the dwellinghouse appearing visually uncomfortable adjacent to the other fenestrations.

Legislation and Policy

National Planning Policy Framework (2024)

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation. (para 207)

Conclusions and Recommendations

The submitted heritage statement considered to be an appropriate desk-based assessment and therefore fails to comply with paragraph 207 of the NPPF. An updated and appropriate heritage statement should be requested and submitted prior to determination of the application.

In particular there is insufficient analysis of the proposed change in materials. As such the proposed combination of render and clay tiles appears ill informed and is unlikely to be acceptable in terms of the heritage impact. A revaluation of the proposed change in materials should be carried out and the scheme revised accordingly. Revisions should include details of the proposed materials to be used including colour and texture.

In conclusion the current scheme includes a lack of appropriate heritage assessment, resulting in a miss-informed scheme which will result in less than substantial harm to the conservation area.

Conservation Officer: Rachel Robinson
High Peak Borough Council