



# High Peak Borough Council

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**Application number**

HPK/2025/0030

**Site location**

12 Exeter house Terrace Road  
Buxton

**Proposal**

Conversion to 4 x apartments

**Conservation Advice**

**Date:** 03/03/2025

**Heritage Asset:** Buxton Central Conservation Area  
Setting of the Grade II Slope (parks and Gardens)

**Summary of Significance**

Exeter House is located within the Buxton Central Conservation Area. The building is located opposite the listed park and gardens The Slopes. Exeter House is a semi-detached villa of 3 and a half storeys. The building mirrors Somerford House. The pair (Exeter House and Somerford House) present a well preserved pair of villas along Terrace Road, which is otherwise characterised by terraced buildings. Irrespective of the compromising impact of previous driveway alterations, the pair positively contribute to the Buxton central conservation area.

**Assessment and Impact**

The application proposes to create a 4<sup>th</sup> apartment within Exeter House, which is already subdivided. To facilitate the 4<sup>th</sup> apartment it is proposed to install 2 rooflights, one to the front roof slope, with the second to the rear roof slope.

Office site visit demonstrated that Somerford House has 2 rooflights located on the front roof slope. A further 2 rooflights appear to be located to the rear of Somerford House. The rooflights at Somerford House demonstrate the negative impact which poorly designed rooflights can have upon a roof scape. These appear bulky and project forward of the roof slope, and as such are visible from Terrace Road.

Minimal details have been provided regarding the type of rooflight proposed for Exeter House. As rooflights are located elsewhere within the street scene they are considered acceptable, subject to being flush conservation style rooflights. The use of flush conservation style rooflights will minimise the aesthetic impact upon Exeter House and avoid any harm to the conservation area.

**Conclusions and Recommendations**

In conclusion, the proposed rooflights are considered acceptable in principle. However, in order to mitigate any harm caused the following condition should be applied.

**Recommended Condition**

- The rooflights hereby permitted shall be “conservation style” rooflights fitted as flush as possible with the roof covering.

Reason:- In the interests of good design and to preserve the character and appearance of the Conservation Areas in accordance with Policies EQ6 and EQ7 of the High Peak Local Plan.

**Conservation Officer:** Rachel Robinson  
High Peak Borough Council