



High Peak Borough Council

working for our community

Application for Listed Building Consent for alterations, extension or demolition of a listed building

Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	
Suffix	
Property Name	Dakin Cottage
Address Line 1	Waterswallows Road
Address Line 2	Fairfield
Address Line 3	Derbyshire
Town/city	Buxton
Postcode	SK17 7JJ

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
407226	374145
Description	

Applicant Details

Name/Company

Title

Mrs.

First name

Tiffany

Surname

Atkinson

Company Name

Address

Address line 1

Dakin Cottage

Address line 2

Waterswallows Rd

Address line 3

Town/City

Buxton

County

Country

United Kingdom

Postcode

SK177JJ

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

We seek to alter an existing window to a doorway (where there is evidence of a former doorway) on the North elevation of Dakin Cottage. The Apron below the window will be removed following the existing straight mortar joints.

Has the development or work already been started without consent?

- ☐ Yes
☒ No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- ☐ Don't know
☐ Grade I
☐ Grade II*
☒ Grade II

Is it an ecclesiastical building?

- ☐ Don't know
☐ Yes
☒ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- ☒ Yes
☐ No

If Yes, which of the following does the proposal involve?

a) Total demolition of the listed building

- ☐ Yes
☒ No

b) Demolition of a building within the curtilage of the listed building

- ☐ Yes
☒ No

c) Demolition of a part of the listed building

- ☒ Yes
- ☐ No

If the answer to c) is Yes

What is the total volume of the listed building?

1072.00	Cubic metres
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What is the volume of the part to be demolished?

1.00	Cubic metres
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What was the date (approximately) of the erection of the part to be removed?

Month

January

Year

1683

(Date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish

We seek to alter an existing window to a doorway (where there is evidence of a former doorway) on the North elevation of Dakin Cottage.

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

We would like to reinstate an original feature and provide better access for family living and emergency escape access.

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

- ☒ Yes
- ☐ No

If Yes, please describe and include the planning application reference number(s), if known

HPK/2024/0324 Listed Building Consent for - New single story garden room extension and conservation repairs to Dakin Cottage HPK/2024/0323 New single story garden room extension and conservation repairs to Dakin Cottage. HPK/2022/0419 Listed Building Consent for alterations to upstairs layout. HPK/2005/0499 Listed Building consent for removal of internal partition and replacement vent
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Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- ☐ Yes
- ☒ No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- ☒ Yes
☐ No

If Yes, do the proposed works include

a) works to the interior of the building?

- ☒ Yes
☐ No

b) works to the exterior of the building?

- ☒ Yes
☐ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

- ☐ Yes
☒ No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

- ☒ Yes
☐ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Please refer to the attached plans for Proposed Ground Floor and Proposed North Elevation.

Please refer to page 15 of the Heritage Statement: Infilled doorway in North elevation for photos.

Please refer to the Design Access Statement for the proposal re: door. Please note that no new means of structural support will be necessary because there is an existing stone lintel.

Materials

Does the proposed development require any materials to be used?

- ☒ Yes
☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:

Windows

Existing materials and finishes:

The existing window is a modern timber framed, double glazed window unit painted in a gloss cream finish.

Proposed materials and finishes:

The window will be replaced by a timber door. The door will have the top half double glazed. The door will be painted in a gloss cream finish to match the existing style and woodwork on the house. Please refer to the Design Access Statement page 2 for further details.

Type:

Internal walls

Existing materials and finishes:

Painted lime plaster on the internal wall.

Proposed materials and finishes:

Damage to the internal wall will be kept to a minimum. Finished reveals will be completed in lime plaster.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Design & Access Statement Impact Assessment Proposed North Door

E1011 S4-P01 Ground Exg (door)

E1111 S4-P01 North Elevation Exg (door)

P1011 S4-P01 Ground Prop (door)

P1111 S4-P01 North Elevation Prop (door)

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☐ Yes

☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

☐ The agent

☒ The applicant

☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes

☒ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

(a) a member of staff

(b) an elected member

(c) related to a member of staff

(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

☐ Yes

☒ No

Ownership Certificates

Certificates under Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

☐ Yes

☒ No

If No, can you give appropriate notice to all the other owners?

☒ Yes

☐ No

Certificate Of Ownership - Certificate B

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates.

Name of Owner:

***** REDACTED *****

House name:

Dakin Cottage

Number:**Suffix:****Address line 1:**

Waterswallows Road

Address Line 2:**Town/City:**

Buxton

Postcode:

SK177JJ

Date notice served (DD/MM/YYYY):

07/02/2025

Person Family Name:

Person Role

☒ The Applicant☐ The Agent

Title

Mrs

First Name

Tiffany

Surname

Atkinson

Declaration Date

07/02/2025

☒ Declaration made**Declaration**

I/We hereby apply for Listed building consent as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Tiffany Atkinson

Date

09/02/2025