



High Peak Borough Council

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Application number

HPK/2025/0067

Site location

Pavilion Gardens St Johns Road
Buxton

Proposal

Listed building consent for replacement of existing boilers and associated plant, heating pipework, heat emitters and improved drainage and access to boiler room.

Conservation Advice

Date: 09/04/2025

Heritage Asset:

Grade II - Paxton suite and Attached Railings
Grade II - The Central Hall and Attached Promenade
Grade II – The Conservatory
Grade II – The Octagonal

Grade II* listed park and garden - Pavilion Gardens, Buxton

Conservation Area – Buxton Central

Summary of Significance

The site comprises a number of Grade II listed buildings which collectively form the complex known as Pavilion Gardens. The complex is also located within the boundary of the Grade II* listed park and garden 'Pavilion Gardens' and the within the Buxton Central conservation area. Due to the high concentration of overlapping heritage assets on site the site is considered to have a high level of heritage significance.

Assessment and Impact

The application seeks to replace the existing boiler and associated heating system. This will include the removal of the existing boiler, and installation of a new boiler and plant equipment. The existing boiler and plant equipment are not considered original, and as such their loss will not impact upon the heritage assets.

The existing plant room is located at basement level, accessible via a steep set of stairs and ramp. The existing door opening and some steps are considered original to the site. This existing entrance is not considered suitable for use during installation of new plant equipment due to size restrictions. As such it has been proposed to create a hatch at ground level, which will open up to the basement below. This will require the removal of a section of modern concrete. The new hatch will have minimal impact upon existing fabric, and will allow the original basement entrance to remain intact. As such this is considered to be a well-considered option to facilitate installation, and future maintenance.

It is further proposed to replace the heating system throughout. This will include the replacement of existing pipework, utilising existing route, the refurbishment of existing cast iron radiators were in situ, upgrade modern radiators were present. A new radiator is proposed for OF301 (see Dwrg no. HBS 00 02 DR 5621) as no heating currently in place. New pipework, utilising new routes has been kept to a minimum and will be located within boxing as to avoid opening up the existing floor, minimising interference with the historic fabric. Overall the proposed new heating system has been planned to make best use of existing radiator and pipe locations, minimising the required fabric intervention. The proposed works will bring the heating system up to date within the building.

Legislation and Policy

Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990

Section 66(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

National Planning Policy Framework (2024)

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. (para 210)

Any harm to the significance of a designated heritage asset (from its alteration or destruction, or from development within the setting), should require clear and convincing justification (para.213).

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. (para 215)

Local Development Framework

Consideration should also be given to the following documents and local development framework policies:

- High Peak Local Plan (Adopted 2016) – EQ7 Built and Historic Environment

Conclusions and Recommendations

In conclusion, the proposed scheme has been designed to minimise the level of intervention required, and harm caused. The proposed works will cause a minor degree of less than substantial harm through the creation of some new opening, such as the boiler hatch. However, as per the submitted heritage statement the works have been justified and may lead to public benefits through the improved heating of a public building. The case officer is encouraged to make a planning judgment as per para 215 of the NPPF.

Conservation Officer: Rachel Robinson

