



High Peak Borough Council

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Application number

HPK/2025/0087

Site location

6 Torr Street
Buxton

Proposal

Alterations to lightwell at Torr St elevation to form doorway entry and steps. Alterations to rear garage door to form doorway entry and reduced-width garage door

Conservation Advice

Date: 29/04/2025

Heritage Asset: Buxton Central Conservation Area

Summary of Significance

6 Torr Street is located within the Buxton Central conservation area. The BCACA describes Torr street as follows:

‘The buildings behind the main street frontage to the High Street and Market Place, within Torr Street and St. James Street, provided housing for the working classes, as well as accommodating workshops.’

6 Torr Street is a terraced workers dwellings, characteristic of the Buxton Central conservation area.

BCACA - [Buxton Conservation Areas Character Appraisal](#)

Assessment and Impact

The application relates to proposed alterations to the basement access. This includes the proposed enlargement of the front lightwell to create an external staircase and doorway. An external front facing basement entrance is not characteristic of this type of dwelling. There would be no requirement for this type of basement access for a workers dwelling, as they would not employ servants to require a servants entrance. The required ground works and balustrade will draw attention to the enlarged ‘lightwell’ introducing a feature to the principle elevation which is not characteristic of the street scene, therefore harming the conservation area. This harm has not been sufficiently justified within the submission. The design and assess statement states that an escape route via the existing kitchen and garage is not acceptable under building regulations. However, the proposed scheme seeks to rectify this creating a pedestrian access to the rear, mitigating the need to escape via the garage. With this in mind, the heritage statement fails to justify the requirement for a front means of escape and the resulting harm to the streetscape and conservation area.

The proposal also includes alterations to the rear garage. The existing garage is a double garage, it is proposed to reduce this to a single garage and create a rear pedestrian entrance. This rear access is visible from a private rear track which runs between the rear of Torr street and St James Terrace. This rear track may have provided access to

workshops characteristic of the area. As such there are no heritage objections to the proposed rear alterations.

Legislation and Policy

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

Section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 states that with respect to any buildings or land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character and appearance of that area.

National Planning Policy Framework (2024)

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 (par.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 introduction of an enlarged lightwell, balustrade and basement access from the principle elevation results in a moderate degree of less than substantial harm the Buxton Central Conservation Area. As explored above this level of harm has not be sufficiently justified in conjunction with the rear elements of the proposed scheme, therefore the application fails paras 213 and 215 of the NPPF. As such the front/principle elements of the propsoed scheme should be removed. In the event that these harmful elements are not removed from the proposed scheme refusal of the application is recommended.

Conservation Officer: Rachel Robinson
High Peak Borough Council