

From:
To:
Subject: FW: HPK/2024/0378 - Land to the rear of 74 and 76 Queens Road, Fairfield, Buxton
Date: 06 May 2025 10:50:20
Attachments: [image001.png](#)

Please find below latest comments from Conservation in connection with HPK/2024/0378

James Stannard Planning Officer
Development Services
High Peak Borough Council and Staffordshire Moorlands District Council

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Please note that my working days are Monday-Thursday

From: Rachel Robinson
Sent: 30 April 2025 10:05
To: James Stannard
Subject: RE: HPK/2024/0378 - Land to the rear of 74 and 76 Queens Road, Fairfield, Buxton

Hi James,

I note that revised plans have reduced the amount of render on the revised plans. However, as this has not been removed in its entirety my previous comments remain unchanged. Poor quality render will exacerbate the harm caused by existing render. As such if minded to approve I advise a materials condition is applied as per previous comments.

Kind regards,

Rachel Robinson Conservation Officer
(She/Her)
Development Management
High Peak Borough Council and Staffordshire Moorlands District Council

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Borough Council



STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING EXCELLENCE

From: Rachel Robinson
Sent: 24 January 2025 11:53
To: James Stannard
Subject: RE: HPK/2024/0378 - Land to the rear of 74 and 76 Queens Road, Fairfield, Buxton

Hi James,

I don't have any heritage objections to the principle of the scheme. However, I have some concerns regarding the amount of render proposed on site. The heritage statement references to a selection of whit washed buildings nearby being acknowledged in the material selection. A modern acrylic or cement render often fails to replicate the appearance of white wash effectively. Render has been used elsewhere in the locality to poor effect, detracting from the setting of the adjacent conservation area. As such I recommend that details of materials are required by condition, to ensure that they do not harm the setting of the conservation area.

Recommended condition:

No works above foundation level shall take place until samples of the types and colours of all facing materials, tiles and hard surfaces have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason:- To ensure the setting of the Fairfield conservation area is maintained.

Kind regards,

Rachel Robinson Conservation Officer
(She/Her)
Development Management
High Peak Borough Council and Staffordshire Moorlands District Council
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From: James Stannard

Sent: 23 January 2025 10:26

To: Rachel Robinson [Megan Atkinson](#) **Subject:** HPK/2024/0378 - Land to the rear of 74 and 76 Queens Road, Fairfield, Buxton

Morning Both

I've got the above application for residential development in the Fairfield area of Buxton off Queens Road.

Could you please confirm whether you have any comments/objections to make in relation to this scheme having regard to the setting of the Conservation Area which borders the site to the north?

Site highlighted in the screenshot below with the Conservation Area located to the north.



Many Thanks

James Stannard Planning Officer
Development Services
High Peak Borough Council and Staffordshire Moorlands District Council
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Please note that my working days are Monday-Thursday

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