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Conservation Team Advice

Date: 12th May 2025
Application Ref: HPK/2025/0102
Site Address: 2 Longden Court, Buxton
Proposal: Application for listed building for retrospective consent for the addition of tie rods and plates, matching the existing plates that are in the building, to strengthen the building structure and ensuring its longevity. It also entails the removal of existing cables hanging from the building to install external lights

Heritage assets affected:		
Designated Heritage Asset(s):	☒	- Longden Court – Grade II (listing ref: 1257964) - Buxton – Hardwick – Conservation Area
Non-Designated Heritage Asset(s):	☐	

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Summary of Significance

The proposal would involve alterations to Longden Court, which is a Grade II Listed Building situated in Buxton Hardwick Conservation Area.

Longden Court (Grade II) is a late-18th century lodging block, constructed in millstone grit with a slate roof. The significance of the building derives from its retention of historic fabric and plan form, illustrative vernacular construction and historic association with the growing tourism in the Georgian period for Buxton.

The Hardwick Conservation Area boundary encompasses the eastern part of Buxton centre, which includes villa housing to the east of open space of The Terrace and the commercial buildings along Spring Gardens. The villa housing is typically large detached or semi-detached housing in large plots surrounded by dense vegetation and



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mature trees, which accentuates their social status and privacy. The commercial buildings along Spring Gardens are laid out in a more tightly knit grain, with buildings typically facing immediately onto the highway. Whilst Longden Court is set back from the main street, the building still makes a positive contribution to the character and appearance of the Conservation Area through its vernacular construction and association with the development of Buxton as a tourist destination.

Assessment and Impact

The works associated with the application have commenced prior to the submission of the application. The works include the retention of structural ties and plates, as well as the installation of external lanterns.

As set out in the supporting information, the tie rods are designed to maintain the structural integrity of the building and have been installed to replace previous existing tie rods. The only discernible difference with these works is that the current ones have a metal plate visible externally. These plates have a minor harmful impact on the appearance of the building as they distract from the building's traditional and vernacular character. However, there has been clear and convincing justification provided for these works, and they have been designed to help maintain the building in the long-term.

The application also seeks to install lanterns to the exterior. Whilst there is no historic precedent for the examples provided in the supporting information, their design would not compete with or diminish the architectural interest of the Listed Building nor the character of the Conservation Area.

Legislation and Policy

Planning (Listed Buildings and Conservation Areas) Act 1990

The local planning authority should have a desirability of preserving the special interest of the Listed Building (s.16).

National Planning Policy Framework (NPPF) 2024

In determining applications, local authorities should take account of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation, the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality, the desirability of new development making a positive contribution to local character and distinctiveness (par.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 (par.213).

Where a proposed development would lead to less than substantial harm to the significance of a designated heritage asset, this should be weighed against the public benefits of the proposal, including securing its optimum viable use (par.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
- Buxton Conservation Areas Character Appraisal (2007)

Conclusions and Recommendations

In summary, the proposal would lead to a minor degree of harm to the special interest of the Listed Building and no harm to the character and appearance of the Conservation Area. This would be contrary to s.16 of the Act. With reference to planning policies, this would be ‘less than substantial harm’ to the designated heritage asset (par.215 of NPPF and policy DC2 of the local development framework), but at the lower end of the scale of harm. Whilst it is regrettable that some of the works commenced prior to an application being submitted, there is clear and convincing justification provided for this level of harm in terms of securing the long-term conservation and structural stability of

the heritage asset (par.213 of NPPF). Therefore, there are no objections to the proposal from a conservation perspective.

Conservation Officer: Megan Atkinson