



# High Peak Borough Council

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**Application number**

HPK/2025/0113

AND

HPK/2025/0114

**Site location**

1 Sew In , Spring Gardens , Buxton , Derbyshire

**Proposal**

Listed building consent for the proposal of change of use from 'Class E' to 'Sui Generis' & to paint the shop front for 1 Spring Gardens

**Conservation Advice**

**Date:** 13/05/2025

**Heritage Asset:**

Grade II – 1,2 and 3 Grove Hotel and Parade  
Buxton Central Conservation Area

**Summary of Significance**

The site relates to a shop unit within 1 Spring Gardens, located on the ground floor of the grade II listed Grove Hotel. The existing shopfront is of timber and is in keeping with surrounding shop frontages.

**Assessment and Impact**

The application seeks to retain the existing timber shopfront. This will include removing a section of MDF to reveal an existing window above the doorway, and repainting the shopfront. These works are considered to have minimal impact upon the listed building, and will retain the complementary shop front.

The shop will change use from Class E to Sui Generis. This will include the installation of a bar and refrigerators. The heritage statements claims that these units are to be on castors, and not drilled into the fabric itself. This is considered acceptable, as minimal intervention is required to facilitate the change of use.

**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.

**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
- Design guide for signs
- Design guide for shop fronts

### **Conclusions and Recommendations**

In conclusion, the proposed change of use and alterations requires minimal intervention with the fabric of the listed building, and retains the existing timber shopfront. As such there are no heritage objections.

**Conservation Officer:** Rachel Robinson  
High Peak Borough Council