



# High Peak Borough Council

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## **Application number**

HPK/2025/0072

AND

HPK/2025/0073

## **Site location**

Flat 3

20 Sherwood Broad Walk

Buxton

## **Proposal**

Listed Building Consent for proposed Works to Internal Non-Structural Wall and Installation of En-Suite Bathroom

## **Conservation Advice**

**Date:** 14/05/2025

## **Heritage Asset:**

Grade II – 19 and 20 Broad Walk, Buxton

Buxton Central Conservation Area

Grade II\* - Pavilion Gardens

## **Summary of Significance**

20 Broad Walk is part of a joint listed with no. 19 broad walk. The two from a pair of semi-detached villas dating to the mid-19C, with 20<sup>th</sup> C alterations. Flat 3 is located on the second floor of no. 20.

## **Assessment and Impact**

The proposed scheme of works involves a number of internal and external alterations which are assessed accordingly.

Replacement of internal wall between bathroom and kitchen:

The existing wall is of a modern construction, likely installed during the conversion of the building into flats. As such the like-for-like replacement of this wall is considered acceptable.

New En-suite and storage cupboard to existing bedroom:

This will include the installation of a new stud wall and bathroom suite. The installation of a bathroom and storage cupboard is considered acceptable in principle. However, insufficient information has been provided regarding the installation of plumbing and electric wiring required and how this will interfere with the original fabric of the building. A plan clearly indicating all existing and proposed plumbing and wiring should be provided. This should include details of if the plumbing will run under or over floorboards, or within internal walls.

Furthermore, the submission omits details of how this bathroom will be ventilated. The room will not include a window to provide natural ventilation. The installation of a shower

will generate high levels of humidity within the small room with no apparent ventilation. This will lead to long term damp problems within the space, ultimately damaging the fabric of the listed building. A ventilation solution should be provided for consideration. Alternatively the shower could be omitted from the plans.

#### Replacement window:

It is proposed to replace an existing timber window serving the existing bathroom. The structural report submitted does not discuss the condition of the existing window. As such insufficient evidence has been provided to demonstrate that this window is beyond repair. Furthermore, insufficient details have been provided regarding the proposed replacement window. No sectional details have been provided to show how the introduction of double glazing will affect the thickness and therefore external appearance of the window. The introduction of double glazing can create thick windows which appear out of character with adjacent single glazed windows. Due to a lack of information and supporting evidence regarding the condition of the existing window, and the proposed replacement this element of the scheme cannot currently be supported.

### 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)

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 lacks sufficient and convincing justification for the proposed works. The inclusion of a new en-suite without proper ventilation is ill-advised and will over time cause harm to the fabric of the listed building through the introduction of high humidity levels to a small and unventilated space. Furthermore, the condition of the existing bathroom window has not been fully explored. The applicant must first demonstrate that the existing window cannot be repaired, before replacement can be considered. If sufficient justification for its removal can be demonstrated, then additional information regarding the proposed replacement window must be provided as laid out

above. Overall, the current submission will result in a moderate degree less than substantial harm to the fabric of the listed building without sufficient justification (as per paras 213 and 215 of the NPPF). Therefore, additional information is requested. In the event that additional information is not provided refusal is recommended.

Summary of required amendments:

- Existing and proposed plumbing and wiring plan
- En-suite ventilation solution OR removal of shower from the scheme
- Condition report on existing timber window by a competent person
- Additional details of proposed and existing window including sections to a 1:20 scale

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