

DELEGATED DECISION REPORT

HPK/2025/0098
Valid 18/03/2025

BUXTON RAILWAY
STATION STATION ROAD
BUXTON

APPLICATION FOR LISTED BUILDING CONSENT FOR PARTIALLY TAKING DOWN AND RECONSTRUCT THE TOP FIVE COURSES OF THE SOUTHERN RETURN WALL (APPROX EIGHT LINEAR METRES) AND TAKE DOWN AND RECONSTRUCT LEANING MASONRY PIERS. REMOVE AND RE-BED COPING STONES AND ONE COURSE OF STONework TO THE NORTHERN RETURN WALL WITH ASSOCIATED LIMITED REPOINTING WORKS BELOW TO THE STATION SIDE. REMOVAL OF REDUNDANT FITTINGS INCLUDING SODIUM DISCHARGE LIGHT FITTINGS AND ASSOCIATED CABLING, REMOVAL OF A REDUNDANT GAS SUPPLY PIPE, REMOVAL OF FORMER FUEL PIPEWORK ON GALLOWS BRACKETS, REMOVAL OF OTHER REDUNDANT ELECTRICAL CABLING. IN CONNECTION WITH THESE ASPECTS, MINOR TIDYING AND RE-ROUTING OF REMAINING LIVE ELECTRICAL CABLING FEEDING THE WIDER STATION BUILDINGS. REPOSITIONING OF WATER PIPE CURRENTLY CLIPPED TO FUEL PIPEWORK.

(LISTED BUILDING CONSENT - ALTERATION)

MAIN ISSUES

- Whether the proposed development preserves or enhances the character and appearance of the building or any features of special architectural or historic interest it possesses.

DESCRIPTION OF SITE

The application site specifically refers to the southern return wall at Buxton railway station located in a prominent position visible from station road. It is a Grade II listed asset first listed in 1970 and lies within Buxton Central conservation area.

PROPOSAL

Planning permission is sought for the partial demolition and reconstruction of the top five courses of the southern return wall. The demolition and reconstruction of the leaning masonry piers. To remove and re-bed coping stones and one course of stonework to the northern return wall with associated limited repointing works below to the station side. To remove redundant fittings including sodium discharge light fittings and associated cabling, removal of a redundant gas supply pipe, removal of former fuel pipework on gallows brackets, removal of other redundant electrical cabling and minor tidying and re-routing of remaining live electrical cabling feeding the wider station buildings. Repositioning of water pipe currently clipped to fuel pipework.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

E1 New Employment Development
S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
S 7 Buxton Sub-area Strategy
EQ 6 Design and Place Making
EQ 7 Built and Historic Environment
National Planning Policy Framework
Section 66
Historic Environment Chapter 16

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

The site has an extensive planning history; however, there are no relevant planning applications pertaining to the current proposal.

CONSULTATIONS

Publicity

Site Notice expiry date: 16-04-2025

Neighbour consultation period ends:14/04/2025

Conservation Officer Comments Summary

The application relates to a scheme of repair to the Grade II listed Screen wall to the Buxton railway station. The repair works include re-bedding the loose existing stones with lime mortar, this will include repairing damaged coping stones with a lime-based repair. Redundant fittings will be removed, and some lime re-pointing will also take place.

The proposed repair works will rectify damage done during a recent instance of vandalism. The repair scheme will tidy up the listed building, removing redundant visual clutter. The proposed scheme of repointing and re-bedding is considered to be acceptable and sympathetic to the listed structure. As such no harm to the heritage asset is identified.

In conclusion, the proposed scheme of repair will improve and reinstate the visual aesthetic of the listed building through sympathetic repair works. As such there are no heritage objections to the proposed scheme.

OFFICER COMMENTS

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.

Chapter 16, Paragraph 210 of the NPPF states In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

LP Policy EQ7 has regard to the Built and Historic Environment. It states that the Council will conserve heritage assets in a manner appropriate to their significance. This will take into account the desirability of sustaining and enhancing their significance and will ensure that development proposals contribute positively to the character of the built and historic environment.

The application proposes to repair and restore the heritage asset after a recent vandalism incident where a number of coping stones were displaced from the southern return wall. The works look to address a lean to this area of the wall, as well as the removal and re-bedding of copings and the first course of stonework to the northern return wall. Additionally works include the removal of redundant light fittings, cabling, gas supply pipe and former fuel supply pipework, as well as associated re-routing of remaining live electrical cabling and water supply pipework currently fixed to the stonework.

The council's conservation officer has raised no objections to the proposed works, acknowledging that the restoration efforts will enhance and reinstate the visual aesthetic of the listed building.

Officers are of the opinion that, following the recent act of vandalism, the proposed restoration represents a positive contribution to the preservation of the heritage asset. The works will repair the physical damage and ensure that the building retains its historic character and architectural integrity by reinstating lost elements and addressing structural concerns. The additional works which include the removal of redundant gas supply pipe, former fuel pipework on gallows brackets, redundant electrical cabling and minor tidying and re-routing of remaining live electrical cabling feeding the wider station buildings are considered minor, however will enhance the overall aesthetic of the asset without causing material change.

CONCLUSION / PLANNING BALANCE

Overall the proposals will not result in any harm to the designated heritage asset. The proposed development complies with LP Policy EQ7, relevant policies contained under Chapter 16 of the NPPF, and Section 66 of the Listed Building and Conservation Areas Act 1990 and recommended for approval subject to appropriate conditions.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Agatha Dutton

Recommendation Date: 09/05/2025

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council