



High Peak Borough Council

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Application number

HPK/2025/0148

Site location

Devonshire Dome Devonshire Road
Buxton

Proposal

Listed Building Consent to repair rotted vertical glazing frames around the central lantern, a damaged roof area resulting from slipped roof structure, and areas of severe water ingress to the open roof area over dining space at the Grade II* listed structure, Devonshire Dome.

Conservation Advice

Date: 21/05/2025

Heritage Asset:

Grade II* Devonshire Royal Hospital
Grade II Building to the south east of Devonshire Royal Hospital
Grade II Lodge and gate to Devonshire royal hospital

Buxton Central Conservation Area

Summary of Significance

The application relates to the Grade II* listed Devonshire Dome. The Dome is a former stables, then hospital, now college campus. The buildings prominent dome shaped roof stands out as a landmark within the Buxton roof scape, prominently viewed from surrounding view points such as Solomons Temple.

Assessment and Impact

The application proposes to repair the existing roof to the Devonshire Dome. The repairs consist of 3 areas:

Central Lantern Repairs

It is proposed to repair two panels of the central lantern. All existing panels are modern replicas (2002), with original timber corner posts. The original corner posts are to remain in situ, however, the modern panels will be removed and replaced with identical panels. This is considered acceptable in line with the plans submitted.

Repairs to Dropped Roof

A new purlin is to be installed alongside the damaged existing purlin. This allows the existing purlin to remain in situ, while returning adequate support to the roof structure. New roofing to match the existing will be laid once the Purlin repairs have been completed. This will restore the appearance of the roof, which is currently deteriorated.

Remediation over dining area

It is proposed to open up the area to determine the exact location of the water ingress. The heritage statement states that these opening up works will be restricted to modern parts of the ceiling, avoiding lath and plaster as far as possible. Any gaps will be filled, and timber plinth board replaced to create a water tight environment. Areas damaged by water ingress to be made good.

The three areas of work above are supported to prevent long term damage to the building caused by existing deterioration and water ingress.

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.

Section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 states that with respect to any buildings or land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character and appearance of that area.

National Planning Policy Framework (2024)

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. (para 210)

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 repair to the roof of the Devonshire dome are considered sympathetic to the significance of the listed building. The proposed works will repair existing damage and prevent further deterioration and water ingress. As such the proposed works are supported.

Conservation Officer: Rachel Robinson
High Peak Borough Council