



High Peak Borough Council

working for our community

Application number

HPK/2025/0170

Site location

64 Park Road
Buxton

Proposal

Installation of 16 440w solar panels to rear (south facing) main roof, replacement of windows to front and side elevation (North and West) with timber framed windows to match existing Kitchen and Utility windows and replacement of windows and door to rear elevation (South) with uPVC windows to match existing windows and doors

Conservation Advice

Date: 03/06/2025

Heritage Asset: Buxton Park Conservation Area

Summary of Significance

The Buxton Park Conservation Area is characterised by large detached and semi-detached villas, with lots of soft landscaping. Park Road is characterised by its circular layout centring around the Buxton Cricket club. Some smaller detached and semi-detached dwellings were constructed in the mid/late 20th C. 64 Park Road is an example of a dwelling of later construction which contrasts with the traditional character of Park Rd. However, the dwelling boasts some soft landscaping to the front of the property which allows the plot to appear part of the wider streetscape.

Assessment and Impact

The application seeks to replace the existing timber windows. Upvc windows are proposed to the rear, with double glazed timber unities to the front and side elevations. The application lacks windows details, such as product details or sectional drawings. In order to determine the acceptability of the proposed windows additional details will be required.

The application also proposes to install solar panels to the rear elevation. The proposed solar panels may comply with Schedule 2, Part 14, Class A of the GPDO. The solar panels will be located to the rear of the property, furthermore the existing roof is a modern concrete tile roof of no heritage value. Provided that solar panels match the colour of the existing roof tiles there are no heritage objections.

Legislation and Policy

Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990

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)

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)

Conclusions and Recommendations

In conclusion, insufficient details have been provided regarding the appearance and specification of the proposed replacement windows. As such the impact of the proposed windows on the conservation area cannot be sufficiently determined.

Regarding the proposed solar panels, these will be located on the rear elevation and may be considered permitted development. However, as permission has been sought there are no heritage objections to the proposed solar panels provided that they are of a colour to match the host dwelling.

Conservation Officer: Rachel Robinson
High Peak Borough Council