



High Peak Borough Council

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Application number

HPK/2025/0140

Site location

15 Compton Road
Buxton

Proposal

Replacement windows and door to both the front and rear porches to the side elevation

Conservation Advice

Date: 10/06/2025

Heritage Asset: Buxton College Conservation Area

Summary of Significance

The Buxton College Conservation Area is characterised by a combination of Arts and Crafts Houses and Three-storey Victorian Houses. The Buxton Conservation Area Character appraisal (pg 100) states:

‘Along College Road and Compton Road the paired (semi-detached) houses were often designed with porches at the side, in order to create the impression of one large detached house, a more robust appearance that fitted in better alongside the detached houses. A covered, stone-built porch at the side of the house could provide protection from the weather and fit neatly between the angles of a rear wing without drawing attention to itself, at the expense of the whole composition.’

15 Compton Road is an example of a three storey semi-detached house, designed to appear as a single dwelling. no. 15 has previously been subdivided into flats resulting in a number of uncharacteristic additions, including a dormer window and flat roof extension to the rear.

Assessment and Impact

The application seeks to replace the windows and doors to the two existing porches at no.15. The replacement windows and doors will be of a heritage style uPVC.

Side porches are recognised as a characteristic feature of the Buxton College conservation area, as such these original porches must be preserved wherever possible. The application lacks sufficient justification for the loss of the existing timber porches, for example a structural report by an appropriately qualified individual. As such the loss of the existing timber porches results in unjustified harm to the character of the conservation area.

Furthermore, uPVC is not typically accepted within the conservation area. The application does not include details of the heritage uPVC proposed. The application lacks sufficient detail to alleviate concerns that uPVC may harm the character of the Buxton college conservation area. Product specifications, sectional and profile details are required to

evidence the proposed uPVC. As a result, the application does not demonstrate that the proposed uPVC will not harm the character of the conservation area.

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)

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 loss of the existing timber porches will result in a moderate degree of harm to the conservation area. In regard to the NPPF this amounts to less than substantial harm. In the absence of sufficient detail and justification (NPPF para 213 and 215) refusal is recommended due to the resultant harm to the character of the conservation area.

Conservation Officer: Rachel Robinson
High Peak Borough Council