

DELEGATED DECISION REPORT

HPK/2025/0148
Valid 15/04/2025

DEVONSHIRE DOME
DEVONSHIRE ROAD
BUXTON

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.

(LISTED BUILDING CONSENT -
ALTERATION)

MAIN ISSUES

- Heritage – Listed Building
- Design

DESCRIPTION OF SITE

Devonshire Dome is a Grade II* listed building which sits within a historic site consisting of several buildings of heritage interest, including Grade II and Grade II* listed structures.

Now operating as a college building the Devonshire Dome was previously constructed as a stables, later hospital in 1785-90.

The campus is located within two Conservation Areas. The northern part sits within The Buxton - Park Conservation Area and the southern part sits within Buxton – Central Conservation Area. Both of these areas come under the remit of the Buxton Conservation Areas Character Appraisal (April 2007).

PROPOSAL

Listed building consent is sought 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.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
S 2 Settlement Hierarchy
EQ 6 Design and Place Making
EQ 7 Built and Historic Environment

National Planning Policy Framework

Section 4 – Decision making Section
Section 12 – Well-designed places Section
Section 16 – Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

The site has a long history of planning consent however these applications do not relate to the current application.

CONSULTATIONS

Publicity

Site Notice expiry date: 10-06-2025
Neighbour consultation period ends: 15-05-2025
Press advert: 08-05-2025

Conservation Officer

After a full assessment, the councils conservation officer concluded that;
“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.”

Historic England

No comment received.

OFFICER COMMENTS

Principle of Development

LP Policy S 2, which states that development should be directed towards sustainable locations, including Market Towns such as Buxton. The site is situated within this built-up area boundary. Therefore the principle of the development is acceptable subject to consideration of the following policy.

Design and Heritage

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.

NPPF (2024) para 210 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 EQ 7 states that the council will conserve heritage assets in a manner appropriate to their significance.

LP Policy EQ 6 states that all development should be well designed, of a high quality and respond to the areas character, history and scale.

Listed building consent is sought for the 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. As detailed in the design and access statement, the repairs will be in 3 main areas of the site.

Area 1: Central Lantern

The vertical glazing modules installed in 2002 have suffered timber degradation, with two modules at risk of falling into the interior dome space, posing a safety hazard. These will be replaced with heartwood Douglas Fir frames and improved paint specifications. Other modules will be assessed for potential refurbishment. The work is deemed essential for safety but has negligible heritage impact.

Area 2: Dropped Roof

A slipped purlin near the Western Cupola has caused roof damage. To address this, two new purlins will be installed while keeping existing dropped purlins in place. The roofing will be replaced with Burlington slate, salvaging where possible. The original timber structure will be retained. The repairs are considered essential for safety and structural integrity, with no loss of original building fabric.

Area 3: Remediation over dining area

Significant water ingress over the dining space necessitates investigative opening-up works to identify the source and pathway of leaks. The North cupola, refurbished in

2002, is showing signs of rot. Any affected lath and plaster ceilings will be repaired to match the existing structure. This work is assessed as having low heritage impact but offers significant heritage benefits by preventing further deterioration.

The applicant has clearly demonstrated that the proposed works are essential not only for public safety but also for the preservation of the historic asset. The council's conservation officer has reviewed the plans and concurs, stating that the repairs are considered sympathetic to the significance of the listed building. Based on this assessment, the officer considers that the proposals will not result in any harm to the significance of the heritage asset and that they will be in full compliance with relevant policies and welcomes the proposed works.

Amenity

Section 12 Paragraph 130(f) of the NPPF states that development should create places with a high standard of amenity for existing and future users.

The proposed works will improve the internal appearance of a building which is used and enjoyed by members of the Buxton public. The works will not impact negatively upon the amenity of any immediate neighbours, nor upon those whom use the existing building.

CONCLUSION / PLANNING BALANCE

The development is considered acceptable in terms of heritage, design and amenity. It is considered to be in accord with the relevant policies put forward in the Local Plan and the NPPF. Therefore this application is recommended for approval.

OFFICER RECOMMENDATION : Approve with conditions

Case Officer: Agatha Dutton

Recommendation Date: 13th June 2025

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council