



High Peak Borough Council

working for our community

Conservation Team Advice

Date: 17/06/2025

Application Ref: HPK/2025/0129

Site Address: Land to the rear of 7-9 Buxton Road Buxton

Proposal: Erection of domestic garage and store room

Heritage assets affected:		
Designated Heritage Asset(s):	☒	Buxton Central Conservation Area
Non-Designated Heritage Assets(s) (NDHAs):	☐	

Conservation Advice

Summary of Significance

The site is located partially within the Buxton Central conservation area. The application site consists of a rear yard serving no. 7-9 High Street. Due to existing boundary treatments the site can be partially viewed from the Market Street Car park to the rear.

Assessment and Impact

It is proposed to construct a detached garage within the back lot site. Ancillary outbuildings and small workshops to the rear of dwellings form part of the character of the Buxton Central conservation area. In this respect the Buxton character appraisal (pg 70) states:

‘The development of the cattle market in the 1860s, created a pocket of isolated land adjacent to this footpath, which was quickly and opportunistically developed. It includes the housing on the east side of the footpath, known as Wain’s Cottages. The area has an intriguing character with workshops and ancillary outbuildings scattered amongst the dwellings.’

Historic maps indicate that this site has historically included small outbuildings (figure 1). As such the principle of constructing an outbuilding on the site is considered in keeping with the historical character of the site. As the outbuilding will be partially visible from the public car park to the rear the building must be in keeping with the local vernacular. Local buildings are characteristically constructed of course grit stone with slate roofs. The application form proposed natural stone with Staffordshire blue clay roof tiles. Clay roof tiles are not characteristic of the Buxton central conservation area. A slate roof tile would be more appropriate to maintain the character of the conservation area.

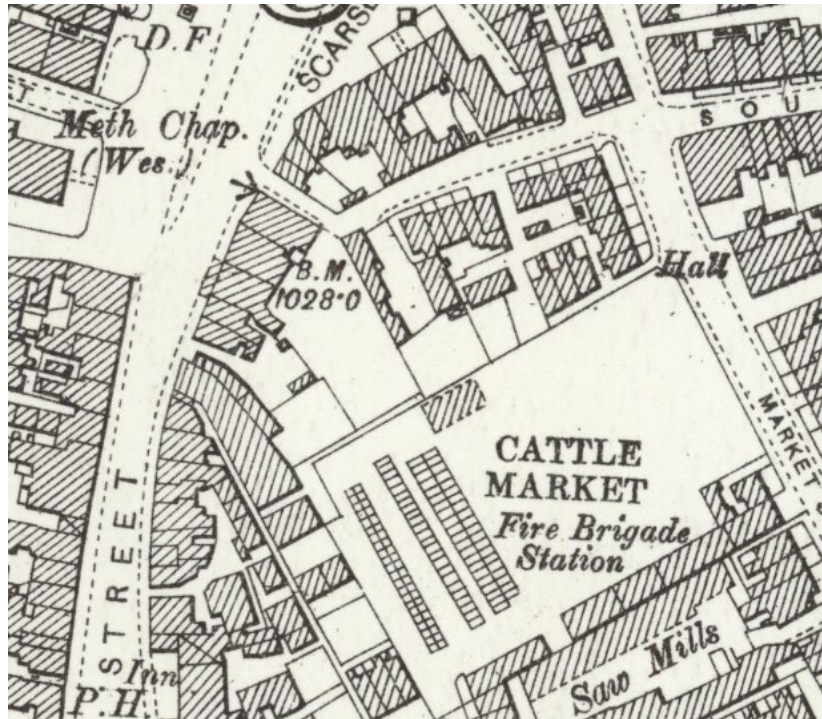


Figure 1 – 1898 Derbyshire XV.13 map (Source: National Library of Scotland [Ordnance Survey, Derbyshire XV.13 \(Burbage; Buxton; Fairfield\) - Ordnance Survey 25 inch England and Wales, 1841-1952](#))

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.

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
- Buxton area character appraisal (Adopted 2007)

Conclusions and Recommendations

In conclusion, the proposed outbuilding is in keeping with built character of the conservation area. However, the materials used should be in keeping with the local vernacular.

Recommended conditions:

1. The roof to the new outbuilding should be finished in natural slate roof tile only and maintained for the duration of the life of the development.

Reason:- In the interests of preserving the historic character of the conservation area in accordance with Local Plan Policies EQ6 and EQ7 and relevant paragraphs under Chapter 16 of the NPPF.

2. All new windows and doors hereby granted consent shall be of timber construction only and no trickle vents shall be installed in the external joinery.

Reason:- In the interests of preserving the historic character of the conservation area in accordance with Local Plan Policies EQ6 and EQ7 and relevant paragraphs under Chapter 16 of the NPPF.

Conservation Officer: High Peak
Borough Council