

Conservation Team Advice

Date: 08/07/25

Application Ref: HPK/2025/0133

Site Address: The Knoll Marlborough Road Buxton

Proposal: Proposed rebuilding of western porch to stabilise foundations and installation of French windows into the lounge

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

Conservation Advice

Summary of Significance

The Buxton conservation area appraisal (page 93) states: “Marlborough Road is part of the later development of “Devonshire Park”. It is different from Buxton Park in that not only are the houses smaller, set within smaller plots of land, but the boundaries are much harder, composed largely of coursed rock-faced gritstone at a uniform height of approximately 1 metre, and finished with a chamfered ashlar coping. There are stretches that have been given additional height and privacy by the addition of a privet hedge, but the soft-edged impression of Buxton Park is largely absent.”

The Knoll is set back from Marlborough Rd with public footpath running along the property boundary leading to Lascelles Rd. The site is obscured from public view by high boundary treatments, predominantly formed of hedgerows. As such the site is in keeping with the character of Marlborough road, however, is not visible from the public domain.

Assessment and Impact

The application seeks to rebuild the western porch and install French windows into the lounge at the rear of the property. The proposed plans also show that the fenestrations to the porch will be updated to be in keeping with the character of the host dwelling. The proposed changes appear to be in keeping with the character of the host dwelling and conservation area. Subsequently 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.

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 April 2007)

Conclusions and Recommendations

In conclusion, as outlined above there are no heritage objections to the proposed scheme. However, to ensure that materials used are appropriate and in keeping with the character of the conservation area the following conditions are recommended.

1. All external joinery, including windows and doors, shall be of a timber construction only, which shall be retained for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the development preserves the character and appearance of the Conservation Area.

2. [In relation to the above condition,] trickle vents shall not be inserted into the windows/doors hereby approved.

Reason: To preserve the character and appearance of the Conservation Area.

3. The development hereby approved shall be finished in natural stone only, which shall be retained for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the development preserves the character and appearance of the Conservation Area.

Conservation Officer: Rachel Robinson
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