

## DELEGATED DECISION REPORT

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HPK/2025/0141  
Valid 09/06/2025

FLAT 2  
DEVONSHIRE HOUSE  
NORTH ROAD  
BUXTON

REPLACE WOODEN SASH  
WINDOWS TO MOCK SASH  
DOUBLE GLAZED UPVC AND  
REPLACEMENT OF WOODEN  
FRONT DOOR TO UPVC - LIKE  
FOR LIKE DESIGN.

(FULL - MINOR)

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### MAIN ISSUES

- Principle of development
- Design and Heritage
- Nutrient neutrality

### DESCRIPTION OF SITE

The application site is a ground floor flat comprising part of Devonshire House, a former public house converted to residential use, located within the built-up area boundary for Buxton and within the Fairfield Conservation Area.

### PROPOSAL

Planning permission is sought for the replacement of the windows and door of flat 2 Devonshire House.

### RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

#### High Peak Local Plan 2016

S 1 Sustainable Development Principles  
S 1a Presumption in Favour of Sustainable Development  
EQ 6 Design and Place Making  
CF 6 Accessibility and Transport  
EQ 6 Design and Place Making  
EQ7 Built and Historic Environment

#### National Planning Policy Framework

Chapter 2 - Achieving Sustainable Development  
Chapter 16 - Conserving and enhancing the historic environment

## **SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**

The site has some planning history however none relevant to the current application.

## **CONSULTATIONS**

### **Publicity**

Site Notice expiry date: 22/07/2025

Neighbour consultation period ends: 25/07/2025

Press Advert: 17/07/2025

### **Public Comments**

Not received.

### **Conservation Officer Comments**

The application seeks to replace the existing timber windows to Flat 2. The proposed windows are the same product as those previously approved for installation at Flat 1 (HPK/2022/0176 – Approved 01/12/2022). Introducing matching windows to Flat 2 will allow for consistency across the building. As such there are no heritage objections.

## **OFFICER COMMENTS**

### **Principle of Development**

The site is within the built-up area boundary for Buxton, wherein alterations to existing residences are considered to be acceptable principle subject to all relevant planning considerations, in this case design and heritage.

### **Design**

Local Plan Policy EQ6 requires that all development should be well designed and of a high quality, responding to its environment and challenge of climate change – whilst also contributing to local distinctiveness and sense of place.

Local Plan Policy EQ7 states that the Council will conserve heritage assets in a manner appropriate to their significance. This will take into account the desirability of sustaining and enhancing their significance and will ensure that development proposals contribute positively to the character of the built and historic environment. Particular protection will be given to designated and non-designated heritage assets and their settings, including conservation areas.

Devonshire House is a reasonably substantial structure within the Conservation Area which makes a positive contribution to its historic character. Alterations to the building therefore have the potential to detract from or contribute to the significance of the Conservation Area.

The existing windows are in an unfavourable state, with several showing visible signs of rot and general wear. The applicant has stated that the current double glazing is poor quality and not energy efficient.

The application proposes to replace the existing window frames with a like for like uPVC that would replicate the character of the existing traditional timber windows. Additionally the application proposes to replace the wooden external front door with a uPVC door in the same style/design as the existing door. The wooden windows in Flat 1 have already been replaced with uPVC windows, for which planning permission was granted in December 2022 (Application no. HPK/2022/0176). The proposed windows on Flat 2 would match, allowing for consistency across the building.

The proposal would not detract or cause harm to the conservation area or the existing building. The Conservation Officer has raised no objection to the proposal. The replacement windows and door would satisfy the requirements of local policies EQ6, EQ7.

### **Nutrient Neutrality**

The site lies within the catchment of the River Wye which forms the Peak District Dales Special Area of Conservation (SAC). The Council has been notified that action must be taken to address exceedances of phosphorus in the River. As such, the Council cannot grant consent for development unless it can rule out “likely significant effects” on the SAC. A Habitats Regulations Assessment (HRA) will be required when the plan or project creates a source of water pollution or has an impact on water quality and when it is within the catchment of the SAC. Initially, a screening assessment will be required to consider if “likely significant effects” (alone or in combination) on the SAC can be ruled out. If not, this will be followed by an “Appropriate Assessment” where the impact of the plan or project is considered in detail.

### **Screening Assessment**

The proposal is not directly connected with or necessary for the conservation management of a European site. The proposal will not increase overnight stays or surface water run-off from the site. Therefore it will not risk having a significant negative effect on the SAC either on its own or in combination with other proposals and therefore it is not necessary to carry out an Appropriate Assessment.

### **CONCLUSION / PLANNING BALANCE**

The proposed replacement windows and door would be acceptable in terms of design and impacts on heritage assets and would not give rise to any other planning considerations. As such the proposal is considered to accord with the relevant policies of the development plan and the application is recommended for approval.

**OFFICER RECOMMENDATION :**    **Approve with conditions**

**Case Officer: Agatha Dutton**

**Recommendation Date: 5<sup>th</sup> August 2025**

X *B.J. Haywood*

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Signed by: Ben Haywood

**On behalf of High Peak Borough Council**