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Mr A Hodari
AH2 Buxton Ltd
Office 7
37-39 Shakespeare Street
Southport
PR8 5AB

Application no: HPK/2024/0299

Determined on: 10th October 2025

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015

FULL PERMISSION FOR DEVELOPMENT

This permission does not carry any approval or consent which may be required under any enactment, bylaw, order or regulation (e.g. in relation to Building Regulations or the Diversion of Footpaths etc) other than Section 57 of the Town and Country Planning Act, 1990 (as amended).

Location of Development:

Grove Hotel, Grove Parade, Terrace Road, Buxton, Derbyshire, SK17 6AJ.

Description of Development:

Application for Removal or Variation of Condition 6
in relation to application HPK/2022/0376

In pursuance of their power under the above mentioned Act, High Peak Borough Council Planning Authority, **HEREBY GRANTS PLANNING PERMISSION** for the development described above subject to the following condition(s):

Time Limits

1. The development hereby approved shall be begun before the expiration of three years from the date of planning permission ref. HPK/2022/0376 and by the 3rd April 2027.
Reason:- To comply with the provisions of Section 51 of the Town and Country Planning, Planning and Compulsory Purchase Act, 2004.

Approved Plans

2. The development hereby permitted shall be carried out in accordance with the following approved plans:
 - L001 Rev E Location Plan
 - P1000 Rev J Proposed Site Plan awaited





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- P001 Rev L Proposed Ground Floor Plan awaited
- P101 Rev G Proposed First Floor Plan
- P201 Rev G Proposed Second Floor Plan
- P301 Rev G Proposed Third Floor Plan
- P401 Rev F Proposed Third Floor (Higher level)
- P500 Rev B Proposed Planning Section
- C600 Rev P Proposed Roof Plan
- C700 Rev E Proposed Elevations - Sheet 1
- C701 Rev D Proposed Elevations - Sheet 2

Reason:- To ensure the development is carried out in accordance with the approved details and plans, in the interests of good planning, for clarity and the avoidance of doubt.

External Materials

3. All facing materials to be used in the construction of the external walls and roofs of the extensions, raising of flat roof and site hard surfacing shall be fully implemented in accordance with the following approved details for the development hereby permitted in relation to document and drawing refs.:-

- External materials schedule – updated 13th July 2025
 - Pitched Roof (Natural Slate)
 - Flat Roofs (Code 5 Lead sheeting with lead upstands)
 - Render (K Rend Silicone scraped Texture ender Colour Polar White)
 - Hard Surfacing Rear Yard (Autumn Indian stone)
- Physical samples received

The approved scheme shall be maintained for those purposes at all times thereafter for the lifetime of the development.

Reason:- To preserve the setting and architectural and historical integrity of the listed building and to preserve the character and appearance of the conservation area in accordance with Policies EQ6 and EQ7 of the adopted High Peak Local Plan 2016 and the National Planning Policy Framework.

4. No above ground construction works relating to the extension of the development hereby approved shall take place until a sample panel (measuring 1.0 sqm) for all new facing stonework showing the proposed stone type, size / coursing, pointing mortar mix, joint thickness and finish profile has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in strict accordance with the approved details. The approved sample panel(s) shall be retained on site until the work is completed.

Reason:- To preserve the setting and architectural and historical integrity of the listed building and to preserve the character and appearance of the conservation area in accordance with Policies EQ6 and EQ7 of the adopted High Peak Local Plan 2016 and the National Planning Policy Framework.

Schedule of Works (Historic Building Fabric)

5. The development hereby permitted shall not be brought into first use until the schedule





of works to repair the historic fabric of the building, including works to the external glazed canopy have been fully implemented in accordance with the following approved details in relation to document and drawing refs.:-

- Heritage Unlimited Gazetteer
- Heritage Unlimited Schedule of Works dated 27th May 2025
- Heritage Unlimited Room Significance Overlay
- Heritage Unlimited Staircase Addendum
- C800 Rev C door schedule
- Canopy Works: P800 Rev E Proposed canopy
- The approved scheme shall be maintained for those purposes at all times thereafter for the lifetime of the development.

Reason:- To preserve the setting and architectural and historical integrity of the listed building and to preserve the character and appearance of the conservation area in accordance with Policies EQ6 and EQ7 of the adopted High Peak Local Plan 2016 and the National Planning Policy Framework.

Existing windows & doors (external)

6. The development hereby permitted shall not be brought into first use until the works to repair the external existing windows and doors of the building have been fully implemented in accordance with the following approved details in relation to drawing refs.:-

- C700 Rev E - Proposed Elevations - Sheet 1
- C701 Rev D - Proposed Elevations - Sheet 2
- C801 Rev E - Proposed Window schedule
- C802 Rev B - Existing window repairs and secondary glazing details
- C803 Rev A - Works to existing doors
- P900 Rev C - Proposals to main front doors and tile layout to entrance lobby drawing ref.
- C800 Rev C - Proposed Door Schedule

The approved scheme shall be maintained for those purposes at all times thereafter for the lifetime of the development.

Reason:- To preserve the setting and architectural and historical integrity of the listed building and to preserve the character and appearance of the conservation area in accordance with Policies EQ6 and EQ7 of the adopted High Peak Local Plan 2016 and the National Planning Policy Framework.

New Windows & Doors (external)

7. The development hereby permitted shall not be brought into first use until the scheme for external new windows and doors of the building have been fully implemented in accordance with the following approved details in relation to document and drawing refs.:-

- Curtain Wall: C852 Rev C - Proposed Curtain Wall
- Alufold Curtain Wall Datasheet
- New Windows: C805 - New window details – Type A vertical sliding sash
- C806 - New window details – Type B side hung casement





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- C807 - Proposed new windows – Type C Top hung casement
- C801 Rev E - Proposed window schedule
- P853 Rev E - Proposed roof lantern

The approved scheme shall be maintained for those purposes at all times thereafter for the lifetime of the development.

Reason:- To preserve the setting and architectural and historical integrity of the listed building and to preserve the character and appearance of the conservation area in accordance with Policies EQ6 and EQ7 of the adopted High Peak Local Plan 2016 and the National Planning Policy Framework.

Ceilings

8. The development hereby permitted shall not be brought into first use until the works to the existing ceilings and thereafter the installation of the suspended ceilings of the building have been fully implemented in accordance with the following approved details in relation to drawing refs.:-

- P858 - beam flitching and encasement detail with MF Ceiling
- P854 Rev A - works to existing ceilings - ground floor
- P855 Rev A - works to existing ceilings - 1st floor
- P856 Rev A - works to existing ceilings - 2nd floor
- P857 Rev A - works to existing ceilings - 3rd floor
- Ceiling works - method statement
- C860 Rev A - ceiling cornice proposals

For each floor of the building, the suspending ceilings for that floor, shall not be installed until a comprehensive photographic record evidencing full reinstatement of lath and plaster works for those existing ceilings as identified in the drawings above (refs. P854 Rev A, P855 Rev A, P856 Rev A and P857 Rev A) has been submitted to and approved in writing by the Local Planning Authority.

The approved scheme shall be maintained for those purposes at all times thereafter for the lifetime of the development.

Reason:- To preserve the setting and architectural and historical integrity of the listed building and to preserve the character and appearance of the conservation area in accordance with Policies EQ6 and EQ7 of the adopted High Peak Local Plan 2016 and the National Planning Policy Framework.

Boundary treatment

9. The development hereby permitted shall not be brought into first use until the boundary treatment scheme for the site has been fully implemented in accordance with the following approved details in relation to drawing refs.:-

- C851 Rev K - rear yard and bin store details
- C853 - Rear Yard Wall Alteration details

Notwithstanding the approved details above, no above ground construction works relating to the boundary wall(s) of the development hereby approved shall take place until the sample panels (measuring 1.0 sqm) for the stonework for the boundary walling extensions showing the proposed stone type, size / coursing, pointing mortar mix, joint thickness and finish profile has been submitted to and approved in writing by the Local





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Planning Authority. The scheme shall be carried out in strict accordance with the approved details. The approved sample panel(s) shall be retained on site until the work is completed.

The approved scheme shall be maintained for those purposes at all times thereafter for the lifetime of the development.

Reason:- To preserve the setting and architectural and historical integrity of the listed building and to preserve the character and appearance of the conservation area in accordance with Policies EQ6 and EQ7 of the adopted High Peak Local Plan 2016 and the National Planning Policy Framework.

Residents' Intercom

10. The development hereby permitted shall not be brought into first use until the scheme for the installation of the entrance intercom system of the building has been fully implemented in accordance with the following approved details in relation to document and to drawing refs.:-

- P900 Rev C - Proposals to main front door and tile layout to entrance lobby
- Intercom installation method statement Oct 24

The approved scheme shall be maintained for those purposes at all times thereafter for the lifetime of the development.

Reason:- To preserve the setting and architectural and historical integrity of the listed building and to preserve the character and appearance of the conservation area in accordance with Policies EQ6 and EQ7 of the adopted High Peak Local Plan 2016 and the National Planning Policy Framework.

Rainwater Goods & Extractor Vents

11. The development hereby permitted shall not be brought into first use until the scheme for the extractor vents and rainwater goods of the building have been fully implemented in accordance with the following approved details in relation to document and drawing refs.:-

- C700 Rev E - Proposed Elevations - Sheet 1
- C701 Rev D - Proposed Elevations - Sheet 2
- Roof Vents: C600 Rev P - Roof plan
- C040 Rev C - Proposed Ground Floor Services Plan
- C140 Rev B - Proposed First Floor Services Plan
- C240 Rev B - Proposed Second Floor Services Plan
- C340 Rev B - Proposed Third Floor Services Plan
- Rainwater Goods: C001 Rev H - GA floor plan showing downpipe locations.
- C700 Rev E - elevation showing downpipe locations.
- Alumasc Rainwater Gutter and Downpipes V2 Brochure March 2023
- External materials schedule – updated 13th July 2025
 - Rainwater goods - Alumasc Cast Aluminium Heritage 125mm Victorian Ogee gutters with 75mm square section rain water pipes to be pre-painted black RAL 9005m
 - Roof tile vents - Glidevale In-Line GV11 Soaker Slate slate ventilators
 - Wall Vents - Rytons 150 x 150mm sand/buff plastic vent with fly mesh





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- C854 Rev A - Parapet Gutter Details
- Physical samples

The approved scheme shall be maintained for those purposes at all times thereafter for the lifetime of the development.

Reason:- To preserve the setting and architectural and historical integrity of the listed building and to preserve the character and appearance of the conservation area in accordance with Policies EQ6 and EQ7 of the adopted High Peak Local Plan 2016 and the National Planning Policy Framework.

Electrics and plumbing

12. The development hereby permitted shall not be brought into first use until the scheme for the installation of the plumbing pipework and electrical wiring of the building have been fully implemented in accordance with the following approved details in relation to drawing refs.:-

- C040 Rev C - Proposed Ground Floor Services Plan
- C140 Rev B - Proposed First Floor Services Plan
- C240 Rev B - Proposed Second Floor Services Plan
- C340 Rev B - Proposed Third Floor Services Plan

The approved scheme shall be maintained for those purposes at all times thereafter for the lifetime of the development.

Reason:- To preserve the setting and architectural and historical integrity of the listed building and to preserve the character and appearance of the conservation area in accordance with Policies EQ6 and EQ7 of the adopted High Peak Local Plan 2016 and the National Planning Policy Framework.

External lighting

13. The development hereby permitted shall not be brought into first use until the scheme for the external lighting of the building has been fully implemented in accordance with the following approved details in relation to document and drawing refs.:-

- C700 Rev E - Proposed Elevations – Sheet 1
- Datasheet - Lampfix Product 09608 - Navigator brass Decorative Eyelid Bulkhead IP64
- Grove Hotel, Buxton – additional information in relation to Navigator Solid Brass Decorative Eyelid Bulkhead IP64

Any artificial lighting associated with the development must conform to the requirements to achieve compliance with the Obtrusive Light Limitations for Exterior Lighting Installations for Environmental Zone - E2 contained within Table 1 of the Institute of Light Engineers Guidance Notes for the Reduction of Obtrusive Lighting, GN01-21.

The approved scheme shall be maintained for those purposes at all times thereafter for the lifetime of the development.

Reason:- To preserve the setting and architectural and historical integrity of the listed building and to preserve the character and appearance of the conservation area in accordance with Policies EQ6 and EQ7 of the adopted High Peak Local Plan 2016 and the National Planning Policy Framework.





Bird and Bat Boxes

14. The development hereby permitted shall not be brought into first use until the scheme for the installation of bird and bat boxes of the building have been fully implemented in accordance with the following approved details in relation to drawing refs.:-

- C600 Rev P Proposed Roof Plan
- C601 Rev C - bird & bat box location diagrams and specification

The approved scheme shall be maintained for those purposes at all times thereafter for the lifetime of the development.

Reason:- To preserve the setting and architectural and historical integrity of the listed building and to preserve the character and appearance of the conservation area in accordance with Policies EQ6 and EQ7 of the adopted High Peak Local Plan 2016 and the National Planning Policy Framework.

Cycle Stores

15. The development hereby permitted shall not be brought into first use until the scheme for the indoor cycle provision of the building has been fully implemented in accordance with the following approved details in relation to document and drawing refs.:-

- P851 rev A - Proposed Cycle Storage & Specification
- Falcovert-pro cycle stand product sheet

The approved scheme shall be maintained for those purposes at all times thereafter for the lifetime of the development.

Reason:- To preserve the setting and architectural and historical integrity of the listed building and to preserve the character and appearance of the conservation area in accordance with Policies EQ6 and EQ7 of the adopted High Peak Local Plan 2016 and the National Planning Policy Framework.

Refuse Storage

16. The development hereby permitted shall not be brought into first use until the scheme for the external refuse store of the building has been fully implemented in accordance with the following approved details, including aftercare management in relation to document and drawing refs.:-

- C851 Rev K - rear yard and bin store details
- Refuse Management Plan

Notwithstanding the approved details above, no above ground construction works relating to the boundary wall(s) of the development hereby approved shall take place until a sample panel (measuring 1.0 sqm) for all new facing stonework showing the proposed stone type, size / coursing, pointing mortar mix, joint thickness and finish profile has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in strict accordance with the approved details. The approved sample panel(s) shall be retained on site until the work is completed.

The approved scheme shall be maintained for those purposes at all times thereafter for the lifetime of the development.

Reason:- To preserve the setting and architectural and historical integrity of the listed building and to preserve the character and appearance of the conservation area in





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accordance with Policies EQ6 and EQ7 of the adopted High Peak Local Plan 2016 and the National Planning Policy Framework.

Drainage

17. No above ground construction works relating to the extension of the development hereby approved shall take place until the drainage plans of the building for the disposal of surface water and foul sewage have been fully implemented in accordance with the following approved details in relation to drawing refs.:-

- Drainage GA - ref. GK3243-C-001 Rev A

The scheme shall be carried out in strict accordance with the approved details and prior to any first occupation of the development and thereafter shall be maintained for the lifetime of the development.

Reason:- To ensure that the proposed development does not increase flood risk and provides a sustainable drainage system to comply with Policy EQ11 of the adopted High Peak Local Plan 2016 and the National Planning Policy Framework.

Flood Risk

18. The Flood Risk Emergency Plan and Evacuation Procedures of the building as contained within Appendix 8 of the updated flood risk assessment (ref 10794G/FRA/05, dated June 2023) relating to the development hereby approved shall be fully implemented for all future occupiers of the development in strict accordance with the approved plan and procedures it details prior to any first occupation of the development and shall be maintained thereafter throughout the lifetime of the development.

19. The development hereby approved shall be carried out in strict accordance with the updated flood risk assessment (ref 10794G/FRA/05, dated June 2023) and the following mitigation measures it details:

- Finished floor levels of the ground floor shall be set no lower than existing (289.80 meters above Ordnance Datum (AOD)).
- Finished floor levels of the first floor shall be set no lower than existing (292.50m AOD).
- There shall be no habitable dwelling units below the design flood height of 290.54m AOD and all habitable accommodation shall be limited to the first floor of the building or above.
- Access to the basement shall not be permitted to the future residents of the approved development or the general public.
- Resilience measures shall be fully implemented in strict accordance with section 5.36 of the above flood risk assessment.

The above mitigation measures shall be carried out in strict accordance with the approved details and prior to any first occupation of the development. The measures detailed above shall be retained and shall be maintained thereafter throughout the lifetime of the development.

Reasons:- To ensure any new development is safe and would provide adequate flood warnings available to future occupiers to comply with Policy EQ11 of the adopted High Peak Local Plan 2016 and National Planning Policy Framework.





Construction Timings

20. In relation to the construction phase of the development hereby approved, the hours of work and associated deliveries to the site shall not take place outside of 07:30 to 18:00 hours Mondays to Fridays and 08:00 to 13:00 hours on Saturdays, nor at any time on Sundays or Bank Holiday.

Reason:- To safeguard the amenity of local residents and that of the surrounding area from noise disturbance and to comply with Policies EQ6 and EQ10 of the adopted High Peak Local Plan 2016 and National Planning Policy Framework.

Informative(s)

1. The local planning authority worked positively and proactively with the applicant to identify various solutions to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The local planning authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.
2. This approval should be read in conjunction with the Planning Obligation entered into under S106 of the Town and Country Planning Act 1990 (as amended) dated 27th March 2024 in relation to planning permission ref. SMD/2022/0376.

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council



NOTES

1. Approval under the Building Regulations may also be required. Advice in this respect can be obtained by contacting DBCP Limited, Web: dbcp.co.uk; Email: info@dbcp.co.uk ; Tel: [0333 880 2000](tel:03338802000).
2. Where a vehicle is often driven across a grass verge or kerbed footway to and from premises adjoining a highway, the occupier of the premises may, be required to pay the cost of construction of a crossing, and/or may be required to comply with conditions, imposed by the Authority. You should contact the Highway Authority at Derbyshire County Council.
3. This consent is granted subject to conditions and it is the owner(s) and the person(s) responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond. **A fee is payable to us for the discharge of condition. Please refer to our web site : www.highpeak.gov.uk for details.** If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a "condition precedent". The following should be noted with regards to conditions precedent:
 - (a) If a condition precedent is not complied with, the whole of the development will be unauthorised and you may be liable to enforcement action.
 - (b) Where a condition precedent is breached and the development is unauthorised, the only way to rectify the development is the submission of a new application.
4. Other conditions on this permission must also be complied with. Failure to comply with any condition may render the owner(s) and the person(s) responsible for the implementation of the development liable to enforcement action.
5. The permission is granted in strict accordance with the approved plans. It should be noted however that:
 - (a) Any variation from the approved plans following commencement of the development irrespective of the degree of variation will constitute unauthorised development and may be liable to enforcement action.
 - (b) Variation to the approved plans will require the submission of a new planning application.
6. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
7. If the decision to refuse planning permission is for a householder application, and





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you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice. All other types of development have a 6 month deadline for submission of appeals. Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at <https://www.gov.uk/appeal-planning-inspectorate#other-ways-to-apply>. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

8. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

