



High Peak Borough Council
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Conservation Team Advice – Amendments

Date: 30th October 2025
Application Ref: HPK/2025/0158
Site Address: Buckingham Hotel, Burlington Road, Buxton
Proposal: Redevelopment of the Buckingham Hotel including demolition of the existing Buckingham Hotel and the erection of a replacement building as an Aparthotel comprising of 53 units.

Conservation Advice

A further statement has been submitted from the applicant (dated 24/10/25).

To clarify, the issues raised in conservation comments (28/07/25) in regard to size, bulk, design and materials still remain unchanged from a conservation perspective. The applicant has highlighted that conservation comments in October (20/10/25) did not cover all the points raised in the earlier comments (28/08/25). However, the comments in August were just responding to comments in the applicant's rebuttal at the time. The lack of commentary on some of the issues in 28/08/25 comments does not mean that they were considered 'resolved' and the latest comments (20/10/25) were aimed at providing concluding remarks as it is understood this application on the agenda for November planning committee.

The further comments on visibility in the applicant's 24/10/25 statement does not alter the assessment and conclusions of previous conservation comments and would refer the decision maker back to the latest conservation comments (20/10/25):

"It is noted that reference to visibility of these materials is mentioned in the applicant's further comments, and it is implied that the visibility of these materials would only be brief and in passing by pedestrians. It is still considered that the proposed palette of materials in the replacement building would negatively impact the 'appearance' of the Conservation Area as it would dilute the finesse and quality of its architectural interest. 'Character' is a more intrinsic quality that does not depend on visibility, and it is still considered that the proposed materials and detailing would diminish and dilute the

Conservation Area's historic interest associated with the craftsmanship and architectural design of the Victorian period."

The applicant notes that the AHP Heritage Assessment (2013) outlined that the rear elevation of the existing building is of lower significance. This is not disputed, but it is not overtly clear what point is being made by drawing attention to this. It is assumed that the implication is that if the rear of the existing building is of lower significance it means that alterations to the rear will have less of an impact on the significance. If this is the case, then it would be a moot point as the proposal involves total demolition of the existing building so all of its heritage significance would be lost with the proposed development.

It is noted that costings and viability information have been provided in the 24/10/25 rebuttal and, again, we would defer to an independent viability assessment as to whether the costings provide clear and convincing justification for the principle of the development.

The comments in the 24/10/25 rebuttal on the materiality of the replacement building and other planning application and appeal decisions are noted, but this has not provided any new evidence to alter or change the assessment and conclusions of the conservation comments.

Legislation and Policy

Planning (Listed Buildings and Conservation Areas) Act 1990

The local planning authority should have a desirability of preserving or enhancing the character and appearance of the Conservation Area (s.72).

National Planning Policy Framework (NPPF) 2024

Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations (par.202).

In determining applications, local authorities should take account of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation, the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality, the desirability of new development making a positive contribution to local character and distinctiveness (par.210).

Any harm to the significance of a designated heritage asset (from its alteration or destruction, or from development within the setting), should require clear and convincing justification (par.213).

Where a proposed development would lead to less than substantial harm to the significance of a designated heritage asset, this should be weighed against the public benefits of the proposal, including securing its optimum viable use (par.215).

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining applications and a balanced judgement will be required in regard to the scale of harm or loss of significance of the non-designated heritage asset (par.216).

Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred (par.217).

Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably (par.219).

Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 214 or less than substantial harm under paragraph 215, as appropriate, taking into account the relative

significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole (par.220).

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 Conservation Area Appraisal (2007)

Summary

In summary, the further comments provided by the applicant do not change or alter the conservation comments on the level of heritage harm arising from the proposed development. We still maintain an objection from a conservation perspective.

Conservation Officer: Megan Atkinson



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