



High Peak Borough Council

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Mr Barar
Buckingham Hotel
1-2 Burlington Road
Buxton
SK17 9AS

Application no: HPK/2025/0158

Determined on: 3rd November 2025

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

REFUSAL OF PLANNING PERMISSION

Location of Development:

1-2 Buckingham Hotel, Burlington Road, Buxton, Derbyshire, SK17 9AS.

Description of Development:

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.

High Peak Borough Council in pursuance of powers under the above mentioned Act hereby **REFUSE** to permit the development described above in accordance with plans refs: Location Plan Scale 1:1250; Proposed Site Plan ref. 1971.PL03 Rev B; Proposed Lower Ground Floor Plan ref. 1971.PL04 Rev B; Proposed Ground Floor Plan ref. 1971.PL05 Rev B; Proposed First Floor Plan ref. 1971.PL06 Rev B; Proposed Second Floor Plan ref. 1971.PL07 Rev B; Proposed Third Floor Plan ref. 1971.PL08 Rev B; Proposed Roof Plan ref. 1971.PL09 Rev B and Proposed Elevations ref. 1971.PL10 Rev A for the reason(s) specified below:-

1. The demolition of the Buckingham Hotel would be harmful to the character and appearance of the Buxton Central Conservation Area, harmful to the setting of the Pavilion Grade II* Registered Park and Gardens and would represent the loss of the Buckingham Hotel as an undesignated heritage asset. Furthermore, the replacement building would not preserve or enhance the character or appearance of the Buxton Central Conservation Area nor the setting of the Grade II* Pavilion Registered Park and Gardens and The Park Conservation Area. Consequently, the scheme would represent 'less than substantial harm' and therefore a substantial planning objection. In turn, the applicant has failed to demonstrate that the optimum viable use cannot be secured through conversion and adaptation of the building, including the refurbishment / extension of the hotel for existing and proposed uses or that the public benefits of the





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scheme would outweigh the heritage harm that has been identified. Accordingly, the proposal is contrary to Policies SS1, S7, EQ6, EQ7 and E6 of the Adopted High Peak Local Plan 2016; Buxton Conservation Area Areas Appraisal, High Peak Design Guidance 2018, National Planning Policy Guidance (NPPG) and National Planning Policy Framework (NPPF).

2. The scheme would not be (i) in the interests of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment and (ii) there would be a satisfactory alternative to demolition. Accordingly, Natural England would be unlikely to grant a derogation (mitigation) licence whereby such licences are only granted if a genuine need for the action can be shown (i) and (ii) and where sufficient ecological survey data supports test (iii) in relation to Regulation 55 of the Conservation of Habitats and Species Regulations 2019 (Amendment) (EU Exit). Natural England's standing advice is that, if after considering the three tests, the LPA considers that Natural England would be unlikely to grant a licence, then it should consider refusal of planning permission as the proposal does not adequately consider protected species or comply with the Wildlife and Countryside Act 1981 (as amended) or The Conservation of Habitats and Species Regulations 2019 (Amendment) (EU Exit).

Informative(s)

1. The proposal would not accord with the development plan as a whole nor constitute sustainable development under the terms of the National Planning Policy Framework (NPPF).
2. A redline location plan discrepancy has been noted, which omits the areas of existing grassland, part of the ornamental hedgerow and at least two of the trees on the northern boundary. If these features are not included within the red line boundary, the habitat interventions cannot be secured via a landscaping plan and Landscape Ecological Management Plan (LEMP), together with other aspects of the scheme as identified on the site plan as well as drainage matters.

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council





NOTES

1. 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.
1. If the decision to refuse planning permission is for a householder application, and 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.
2. If this is a decision to refuse planning permission for a minor commercial application, and 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.
3. If this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
4. If you want to appeal against your local planning authority's decision for any other type of development, including listed building consents then you must do so within 6 months of the date of this notice Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk>
5. The Secretary of State can allow a longer period for giving notice of an appeal, but 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 the Secretary of State 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.
6. 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





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Part VI of the Town and Country Planning Act 1990.

