

Conservation Team Advice

Date: 14/11/2025

Application Ref: HPK/2025/0373 (ADs), HPK/2025/0374 (LBC), HPK/2025/0383 (FULL)

Site Address: Lloyds Tsb 24 Spring Gardens Buxton

Proposal:

HPK/2025/0373 - Advertisement Consent for proposed signage

HPK/2025/0374 - Listed Building Consent for proposed signage, shopfront alterations, erection of plant and associated works

HPK/2025/0383 - Proposed shopfront alterations, erection of plant and associated works

Heritage assets affected:		
Designated Heritage Asset(s):	☒	Grade II – 10 – 28 Spring Gardens Buxton Central Conservation Area
Non-Designated Heritage Assets(s) (NDHAs):	☐	

Conservation Advice

Summary of Significance

No.s 10 – 28 Spring Gardens are listed for their group value as a row of six terraced shops with residential accommodation above. The row of terraces is three storeys in height with dormer windows creating a further attic storey. Each of the upper floors has three window bays creating a uniform appearance across the terraces. The lower floors have 20th and 21st Century shop frontage, with the exception of no. 16 which retains a traditional shop frontage. No. 12 had a timber shop front reinstated in 2023. No. 24 contains a modern 20th century aluminium shop frontage with ashlar pillars.

The site is also located within the Buxton Central conservation area which was designated for its association as a planned spa town settlement implemented by the principal landowners (the Dukes of Devonshire) from the late 18th century. As a result, the central part of town is characterised by its high proportion of Georgian and Victorian buildings and the generally cohesive design of buildings. This includes no. 10 – 28 spring Gardens and the western end of Spring Gardens which is characterised by high quality three storey buildings.

Assessment and Impact

The applications proposed to convert the former Lloyds bank unit into a commercial Greggs unit. This will include a new fascia advertisement, replacement entrance door, promotional TV screens, and some internal alterations.

Shopfront

It is proposed to retain most of the existing shopfront, including making good the stallrisers and pilasters. The existing shop windows will remain in place; however, the existing aluminium door will be replaced with a new aluminium door of a slightly different design. As the new door will utilise the existing opening and be of the same material as the existing door, there will be no impact upon the heritage asset.

Internal works

The existing ground floor interior is a predominantly open plan space. It is proposed to convert this internal space into a café to the front, with kitchen space to the rear. These internal alterations include a number of new partition stud walls including the formation of a ground floor customer toilet. Drawing No. RPEN/S6950/06 provides details specifications for the new wall construction and installation, plumbing installation, wall finishes schedule, floor finishes schedule and bench seating fabric finishes schedule. The proposed internal works outlined in drawing no. RPEN/S6950/06 are considered acceptable in terms of heritage impact.

Advertisements and signage

The proposal includes three proposed elements of signage. It is proposed to install new fascia signing. This will replace the existing white/blank fascia boarding above the shop front. The proposed signage will have a grey background with the Greggs blue signage to the centre. In addition, a hanging sign is proposed, many other shops along Spring Gardens, specifically 10 – 28 Spring Gardens have similar hanging signs. As such there are no heritage objections to the principal of the hanging sign. It is also proposed to install a trough light above the Greggs fascia sign and hanging sign. Through lights are similar to traditional swan lights which can provide discreet lighting to signs. However, excessive lighting can cause an uncharacteristic and garish glow in the evening hours, as such it suggested that lighting is restricted to the opening hours only.

It is proposed to install two promotional TVs within the front windows. Promotional TVs are considered inappropriate within this setting. Internal illumination is not considered acceptable within the conservation area as it creates a garish and unsightly glow which is out of character within the historic street scape of Spring Gardens. Furthermore, promotional TVs and their internal illumination are considered particularly inappropriate for installation in a listed row of terrace shops. As such the TVs are considered harmful to the character and appearance of the listed building and conservation area. Therefore, it is advised that the TVs are removed from the scheme.

Legislation and PolicyTown and Country Planning (Listed Buildings and Conservation Areas) Act 1990

Section 66(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

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.

National Planning Policy Framework

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

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
- High Peak Borough Council – A Design Guide for Signs
- High Peak Borough Council – A Design Guide for Shopfronts
- Buxton Area Character Appraisal (adopted 2007)

Conclusions and Recommendations

In conclusion the proposed conversion, internal works and shopfront is considered acceptable in terms of heritage impact. However, the proposed promotional TVs within the front windows are considered unacceptable due to the inappropriate internal illumination of the proposed TVs as outlined above. In terms of policy this is considered to be less than substantial harm (NPPF para 215). As such it is recommended that these are removed from the proposed scheme.

Summary of recommendations:

- Removal of promotional TV's from the scheme.
- Condition restricting use of trough lights to opening hours only.

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