

Conservation Team Advice

Date: 19/11/2025

Application Ref: HPK/2025/0439

Site Address: 18 Sycamore Close, Buxton

Proposal: Construction of first floor side extension over permitted development ground floor side extension which is underway

Heritage assets affected:		
Designated Heritage Asset(s):	☒	Setting of Buxton Park Conservation Area
Non-Designated Heritage Assets(s) (NDHAs):	☐	

Conservation Advice

The application relates to 18 Sycamore Close, a dwelling house which forms part of a late 20th century residential development adjacent to the Buxton Park conservation area. The application proposes to construct a first-floor extension. Due to the siting of no. 18, the dwelling cannot be viewed from any vantage points within the conservation area. As such the proposed scheme is not considered to impact upon the setting of the Buxton Park conservation area.

Legislation and Policy

Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990

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.

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 area character appraisal (adopted 2007)

Conservation Officer: Rachel Robinson
High Peak Borough Council