

Conservation Team Advice

Date: 08/01/2026

Application Ref: HPK/2025/0414

Site Address: 11 Grosvenor Mansions Broad Walk, Buxton

Proposal: Listed building consent for the installation of secondary glazing on 7 windows

Heritage assets affected:		
Designated Heritage Asset(s):	☒	Grade II Listed Numbers 1, 2, and 3 Grosvenor Mansions, Broad Walk Buxton Central Conservation Area Setting of: Grade II* Pavilion Gardens, Buxton
Non-Designated Heritage Assets(s) (NDHAs):	☐	

Conservation Advice

Summary of Significance

The application site consists of an apartment on the third floor of the Grade II Grosvenor Mansions. Grosvenor Mansions is a row of 3 terraced villas not apartments. The building is of three storeys plus attics and basement, with a symmetrical of a 9- window range. It is possible the building was designed by Sir Joseph Paxton for the Duke of Devonshire.

Grosvenor Mansion is a prominent building along Broad Walk overlooking the Pavilion Gardens. The building contributes positively to the character and appearance of the conservation area and contributes to the distinctive character of the Broad Walk Street scene, which is lined with large villas.

Assessment and Impact

The application seeks listed building consent for the installation of secondary glazing to 7 existing windows. The secondary glazing units are a white powder coated aluminium with slim frames. The principle of installing secondary glazing is supported as it allows the existing historic windows and historical glazing to remain in situ, therefore avoiding the loss of historic fabric.

The application includes section details demonstrating the placement of the proposed secondary glazing. The internal photos of the windows provided within the Heritage and listed building statement demonstrates that there are no historical features which will be harmed by the installation of the secondary glazing.

The existing windows are two-over-two paned sash windows, the proposed secondary glazing is to be one over one sash panels. The proposed secondary glazing has a minimal one over one sash design. The use of a simpler design will reduce the risk of the units being visible externally. The sections provided also demonstrate that the area of glazing is larger than that of the historic windows and that the central meeting bars will line up with those of the existing window. This follows guidance provided by Historic England ¹ on reducing the visual impact of secondary glazing. As measures have been taken to ensure that the secondary glazing will not alter the visual appearance of the windows when viewed externally there is unlikely to be a visual difference between the 7 windows effected and those windows (outside of the applicants ownership) which are not included within this proposal. Therefore, it is considered that the secondary glazing will not harm the Grade II listed building.

Legislation and Policy

Town 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

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

¹ Historic England (2016) Energy Efficiency and Historic Buildings: Secondary Glazing for Windows
historicengland.org.uk/images-books/publications/eehb-secondary-glazing-windows/heag085-secondary-glazing/

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).

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 April 2007)

Conclusions and Recommendations

In conclusion, it is considered that the proposed secondary glazing will not harm the historic fabric and appearance of the Grade II Grosvenor Mansions as outlined above. On this basis there are no heritage objections to the installation of secondary glazing to 7 windows at Grosvenor Mansions.

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