

STATEMENT OF CASE

Application for Certificate of
Lawfulness (Existing Use) as
Holiday Accommodation (Class C1)
for Staden Grange, Staden Lane,
Buxton, Derbyshire SK17 9RZ.

MPD Built
Environment
Consultants Ltd

INTRODUCTION

The application is made under S.191 of the Town & Country Planning Act 1990. It seeks to confirm that the existing use of Staden Grange as holiday accommodation (Class C1) is the lawful use of the property. Staden Grange has for many years been in use as holiday accommodation in a variety of guises from bed and breakfast accommodation to the current country house hotel and it also incorporates self-catering holiday accommodation as well. All these uses fall within the definition of holiday accommodation (Class C1) and this application seeks to confirm that the primary and lawful use of the planning unit is Class C1.

PLANNING HISTORY

Application number	Received date	Valid date	Site location	Proposal	Decision	Decision date
HPK/2022/0079	17/02/2022	15/03/2022	Staden Grange Farm , Staden Lane , Buxton , Derbyshire , SK17 9RZ	Provision of a 24.38 x 12.19m workshop for agricultural use. (Shed 3 - Workshop)	Planning Permission - Approved	08/09/2022
HPK/2022/0078	17/02/2022	15/03/2022	Staden Grange Farm , Staden Lane , Buxton , Derbyshire , SK17 9RZ	Provision of a 30.48 x 12.19m steel portal framed machine storage shed for agricultural use (Shed 2 - Storage Shed)	Planning Permission - Approved	08/09/2022
HPK/2022/0077	17/02/2022	15/03/2022	Staden Grange Farm , Staden	Part retrospective application for retention of	Planning Permission - Approved	08/09/2022

			Lane , Buxton , Derbyshire , SK17 9RZ	36.58 x 15.24m steel portal framed fodder shed for agricultural use (Shed 1 - Fodder Shed)		
DET/2020/0013	27/07/2020	27/07/2020	Staden Grange Farm , Staden Lane , Buxton , Derbyshire , SK17 9RZ	Proposed new steel framed portal agricultural shed	Prior Approval Granted	16/09/2020
HPK/2019/0520	26/11/2019	28/11/2019	Staden Grange , Staden Lane , Buxton , Derbyshire , SK17 9RZ	Replacement of a wood pellet boiler and flue.	Planning Permission - Approved	24/01/2020
HPK/2016/0204	11/04/2016	25/04/2016	Staden Grange , Staden Lane , Buxton , Derbyshire , SK17 9RZ	Retention of change of use of the building from an office and 3 bedrooms to a cafe/shop and activity room (A1/A3/D2) to meet the needs of campers and farm visitors	Planning Permission - Approved	08/07/2016

HPK/2013/0641	18/11/2013	21/11/2013	Staden Grange , Staden Lane , Buxton , Derbyshire , SK17 9RZ	Proposed Animal Petting Farm - Small Stables / Huts and a Shop	Planning Permission - Approved	02/05/2014
HPK/2013/0148	15/03/2013	15/03/2013	Staden Grange , Staden Lane , Buxton , Derbyshire , SK17 9RZ	Proposed Development of Animal Petting Farm and Small Stables/Huts and Site Visitors Shop	Application Withdrawn	08/05/2013
HPK/2012/0008	05/01/2012	05/01/2012	Staden Grange , Staden Lane , Buxton , Derbyshire , SK17 9RZ	Application for Lawful Development Certificate for the Existing Use of Campsite	Certificate of Lawfulness - Lawful (Approved)	27/02/2012
HPK/2011/0566	14/10/2011	29/08/2012	Staden Grange , Staden Lane , Buxton , Derbyshire , SK17 9RZ	Animal petting farm.	Planning Permission - Refused	24/10/2012
HPK/2011/0286	31/05/2011	13/09/2011	Staden Grange , Staden Lane ,	Change existing building to toilet/shower block and	Planning Permission - Approved	08/11/2011

			Buxton , Derbyshire , SK17 9RZ	barn/storage area		
HPK/2004/0146	20/02/2004	20/02/2004	Staden Grange Hotel , Staden Lane , Buxton , Derbyshire , SK179RZ	Convert outbuildings to office and 3 bedrooms	Planning Permission - Approved	16/04/2004
HPK/2003/0299	22/04/2003	22/04/2003	Staden Grange , Staden Lane , Buxton , Derbyshire , SK17 9RZ	Stable block	Planning Permission - Refused	28/05/2003
HPK/2002/0970	12/12/2002	12/12/2002	Staden Grange , Staden Lane , Buxton , Derbyshire , SK17 9RZ	Stable block	Planning Permission - Refused	27/01/2003
HPK/0003/9771	13/02/2001	13/02/2001	Land At Staden Grange House , Staden Lane , Buxton ,	CHANGE OF USE OF LAND FOR HANG GLIDING AND PARAGLIDING TRAINING	Planning Permission - Approved	09/04/2001

HPK/0003/9137	06/06/2000	06/06/2000	Staden Grange , Staden Lane , Buxton ,	CERTIFICATE OF LAWFULNESS FOR USE OF GARAGE/ STABLES TO FORM ADDITIONAL BEDSPACES WITH EN-SUITE BATHROOM AND RELATED ACCOMMODATI ON	Planning Permissio n - Approved	25/07/2000
HPK/0003/7482	18/08/1998	18/08/1998	Staden Grange , Staden Lane , Buxton ,	FODDER STORAGE	Planning Permissio n - Approved	07/10/1998
HPK/0003/5988	08/01/1997	08/01/1997	The Grange , Staden , Buxton ,	DEMOLITION OF 2 AGRICULTURAL BUILDINGS AT FOXLOW FARM & RELOCATION TO THE GRANGE,STADE N, TOGETHER WITH ERECTION OF ADDITIONAL INFILL BUILDING	Planning Permissio n - Approved	09/07/1997
HPK/0003/5010	30/10/1995	30/10/1995	Staden Grange , Staden Lane , Buxton ,	AGRICULTURAL BUILDING FOR CATTLE	Planning Permissio n - Approved	29/11/1995

HPK/0002/3638	21/08/1985	21/08/1985	Staden Grange Country House , Staden Lane , Buxton , Derbyshire , SK179RZ	CONVERSION OF FIRST FLOOR OF BARN TO FORM TWO SELF CONTAINED APARTMENTS	Planning Permission - Approved	07/10/1985
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There is no earlier planning history online available.

SUPPORTING EVIDENCE

Guest Reviews - Earliest Review March 2012.

[STADEN GRANGE - Reviews, Photos 2025](#)

Explore England Webpage extract submitted to HPBC on 05/01/2012

Letter from Sarah Gregg dated 04/01/2012

Letter from Mr and Mrs Redfern dated 04/11/2011

Derbyshire Fire Authority Plan – 02/04/2008 titled Staden Grange Hotel

Sales Particulars dated October 2021

CONCLUSION

The evidence submitted demonstrates that on the balance of probabilities the property has been used as holiday accommodation (Class C1) continuously for a period exceeding 10 years.

Therefore, a Certificate of Existing Lawful Use for the continued use as holiday accommodation (Class C1) should be issued for the property at Staden Grange,