



High Peak Borough Council

working for our community

Application for Listed Building Consent for alterations, extension or demolition of a listed building

Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Pavilion Gardens

Address Line 1

St Johns Road

Address Line 2

Address Line 3

Derbyshire

Town/city

Buxton

Postcode

SK17 6BE

Description of site location must be completed if postcode is not known:

Easting (x)

405526

Northing (y)

373444

Description

Applicant Details

Name/Company

Title

Mrs

First name

Kate

Surname

Nicol

Company Name

Alliance Norse on behalf of High Peak Borough Council

Address

Address line 1

Unit 9

Address line 2

Diamond Hill

Address line 3

Harpur Hill Business Park

Town/City

Buxton

County

Derbyshire

Country

Postcode

SK17 9US

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

Internal Alterations, Roof Upgrades, Repairs and Replacements of Roofs 5,6,7,8, and 9 located at a Grade II listed building - The Pavilion Gardens, Buxton, SK17 6BE

Has the development or work already been started without consent?

- ☐ Yes
- ☒ No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- ☐ Don't know
- ☐ Grade I
- ☐ Grade II*
- ☒ Grade II

Is it an ecclesiastical building?

- ☐ Don't know
- ☐ Yes
- ☒ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- ☐ Yes
- ☒ No

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

- ☒ Yes
☐ No

If Yes, please describe and include the planning application reference number(s), if known

Application No. HPK/2025/0225 - Listed building consent for the upgrading / repair of 4nr areas of roof to the Pavilion Gardens complex.
Application was Approved 8th October 2025

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- ☐ Yes
☒ No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- ☒ Yes
☐ No

If Yes, do the proposed works include

a) works to the interior of the building?

- ☒ Yes
☐ No

b) works to the exterior of the building?

- ☒ Yes
☐ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

- ☒ Yes
☐ No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

- ☒ Yes
☐ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Existing Drawings

Garden Level as Existing - plan - 2503-TAD-ZZ-00-DR-A-EX-0002 - revision C01

Street Level as Existing - plan - 2503-TAD-ZZ-01-DR-A-EX-0003 - revision C01

Balcony Level as Existing - plan - 2503-TAD-ZZ-02-DR-A-EX-0004 - revision C01

Roof Level as Existing - Roof plan - 2503-TAD-ZZ-03-DR-A-EX-0005 - revision C01

Elevations as Existing - 2503-TAD-ZZ-XX-DR-A-EX-0006 - revision C01

Sections as Existing - Sheet 1 of 2 - 2503-TAD-ZZ-XX-DR-A-EX-0007 - revision C01

Sections as Existing - Sheet 2 of 2 - 2503-TAD-ZZ-XX-DR-A-EX-0008 - revision C01

Roof Plan, Zone 4,5,6 & 7 - 2503-TAD-ZZ-XX-DR-A-EX-0012 - revision C01

Roof Plan, Zone 8 & 9 - 2503-TAD-ZZ-XX-DR-A-EX-0013 - revision P02

Survey of Toilet Area - Next to Link Corridor - 2503-TAD-ZZ-DR-A-EX-1002 - Floor Plan - revision P02

Proposed Drawings

Proposed - Roof 5 - Roof Plan and Section H-H - 2503-TAD-Z5-XX-DR-A-PL-0005 – Revision P02

Proposed - Roof 6 - Roof Plan and Section H-H - 2503-TAD-Z6-XX-DR-A-PL-0006 – Revision P02

Proposed - Roof 7 - Roof Plan and Section K-K - 2503-TAD-Z7-XX-DR-A-PL-0007 – Revision P03

Proposed - Roof 8 - Plans & Section J-J - 2503-TAD-Z8-XX-DR-A-PL-0008 – Revision P03

Proposed - Roof 9 - Plans and Section L-L - 2503-TAD-Z9-XX-DR-A-PL-0009 – Revision P02

Proposed Elevations - 2503-TAD-ZZ-XX-DR-A-PL-0017 – Revision P01

Proposed - Refurbishment of Toilet Area - (Next To Link Corridor) - 2503-TAD-ZZ-00-DR-A-PL-0018 – Revision P02

Reports

2503_A_Design and Access Statement_roofs 5 6 7 8 and 9 – Revision P01

2503_A_Heritage Statement_Phase 2 works_Roofs 5 6 7 8 and 9 – Revision P01

Materials

Does the proposed development require any materials to be used?

☒ Yes

☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:

Roof covering

Existing materials and finishes:

Natural Slate pitched roofs (5&9), incorporating decorative polychromatic slating comprising of Penryn slate, banded with Westmorland Green decorative diamond and fishtail slates Flat roofs - (7&8) Asphalt. Eaves details - Lead Roof 6 metal seemed sheets

Proposed materials and finishes:

Re-used or Re-claimed Natural Slate pitched roofs (5&9), incorporating decorative polychromatic slating comprising of Penryn slate, banded with Westmorland Green decorative diamond and fishtail slates Flat roofs - (7&8) Liquid Applied Membrane Eaves details - Liquid applied membrane Roof 6 metal seemed sheets as existing unchanged but over coated with a liquid applied membrane

Type:

Rainwater goods

Existing materials and finishes:

mix of plastic and cast iron

Proposed materials and finishes:

mix of plastic and cast iron

Type:

Ceilings

Existing materials and finishes:

toilet block under roof 7 suspended ceiling grid

Proposed materials and finishes:

toilet block under roof 7 new suspended ceiling grid

Type:

Internal walls

Existing materials and finishes:

plastered

Proposed materials and finishes:

plastered

Type:

Floors

Existing materials and finishes:

Toilet floors to be refurbished non-slip viynl

Proposed materials and finishes:

Toilet floors to be refurbished New non-slip viynl

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

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Proposed - Roof 8 - Plans & Section J-J - 2503-TAD-Z8-XX-DR-A-PL-0008 – Revision P03

Proposed - Roof 9 - Plans and Section L-L - 2503-TAD-Z9-XX-DR-A-PL-0009 – Revision P02

Proposed Elevations - 2503-TAD-ZZ-XX-DR-A-PL-0017 – Revision P01

Proposed - Refurbishment of Toilet Area - (Next To Link Corridor) - 2503-TAD-ZZ-00-DR-A-PL-0018 – Revision P02

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2503_A_Heritage Statement_Phase 2 works_Roofs 5 6 7 8 and 9 – Revision P01

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☐ Yes

☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

☒ The agent

☐ The applicant

☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes

☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

2503 Pavilion Gardens Phase 2 works

Date (must be pre-application submission)

05/01/2026

Details of the pre-application advice received

Between February and June 2024 - Various conversation and on-site meetings were held with Alliance Norse, T.A.D. Architects and the Conservation officer. The phase 2 works were discussed and various items regarding insulation and structural works were included, the outcome were that insulation concepts were suitable for the required outcomes and to reduce thermal bridging to the conservatory, structurally it seems more feasible and safer to replace roof 8 than try and strengthen the existing concrete structure given the physical limitations imposed by the surrounding areas. The rainwater gutters which need remedial work, would be more economically viable with applying a liquid membrane liner to these existing RWG because the actual cast iron gutters are in reasonable conditions except for the joints.

Early conversations in December 2025 with the Conservation Office, regarding the design of roof 8 and the eaves level changes to various roofs on the southern elevation (5 & 8) the officer indicated some minor concerns with raising the roof heights and that maybe by providing a consideration document, further comments could be provided with a more informed evaluation of how these changes would sit within the elevation and the many different roof types on this southern part. The officer did indicate removal of the central stepped design on roof 8 would be acceptable subject to design. To address their concerns more thoroughly, we then sent across a consideration document to the Conservation Officer and Historic England in mid-December, this was based on the potential of gaining further feedback to raise the eaves heights for roofs 5 & 8 . We also requested feedback for the replacement plaster to the link corridor internal wall and roof vents (slate vents to pitched roofs) in January 2026

Feedback was good from all emails, meetings and conversations about the proposals to each roof and area, further information is in the Heritage statement.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☒ Yes
☐ No

If yes, please provide details of their name, role, and how they are related:

***** REDACTED *****

Ownership Certificates

Certificates under Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

- ☒ Yes
☐ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Person Role

- ☐ The Applicant
☒ The Agent

Title

miss

First Name

Terry-anne

Surname

Constable

Declaration Date

15/01/2026

☒ Declaration made

Declaration

I/We hereby apply for Listed building consent as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Terry-anne Constable

Date

15/01/2026