

DELEGATED DECISION REPORT

HPK/2025/0414
Valid 04/12/2025

11
GROSVENOR MANSIONS
BROAD WALK
BUXTON

LISTED BUILDING CONSENT
FOR THE INSTALLATION OF
SECONDARY GLAZING ON 7
WINDOWS

(LISTED BUILDING CONSENT -
ALTERATION)

MAIN ISSUES

- Impact upon the Listed Building

DESCRIPTION OF SITE

The application site refers to an apartment on the attic floor of the 19th Century Grade II Listed Grosvenor Mansions which comprises a row of 3 terraced villas of three storeys. The property sits in an elevated position along the Broad Walk which borders the Pavilion Gardens.

The villa has been sub-divided into flats and the application in this instance relates to the attic flat. The property is located in the Buxton Central Conservation Area which is also subject to an Article 4 direction which controls any alterations to roof as well as other Class A alterations (GPDO Schedule 2 Part 1).

The official group listing for the row of 3 villas describes the building as:

Row of 3 villas or boarding houses, now houses. Mid C19. Possibly by Sir Joseph Paxton for the Duke of Devonshire. Rock-faced millstone grit with ashlar dressings and Welsh slate roofs with stone stacks.

EXTERIOR: 3 storeys plus attics and basement. Chamfered plinth, first-floor band, ground and first-floor sill bands and flush quoins. Symmetrical front, 9-window range. Central doorway with projecting pilaster porch with Ionic columns in antis and moulded cornice plus a glazed door with overlight, and above a plain sash. Flanked by pairs of 2-storey canted bay windows with plain sashes and hipped lead roofs. Flanked again by single doorways with pilaster surrounds and moulded cornices with glazed doors and overlights, and above single plain sashes. Flanked at either end by further single 2-storey canted windows. Above 9 segment headed plain sashes, and above again 9 gables each with a smaller segment headed plain sash. Basement openings to each bay window, and steps up to each doorway. Left and right returns 2 window with plain sashes.

INTERIOR: not inspected. The Broad Walk comprises a series of Victorian villas and a walk overlooking the Pavilion Gardens originally laid out by Paxton c1850, though most of the surrounding houses were built by speculative developers. Some are reputed to be designed in detail by his former pupil Edward Milner from 1871, and built by Sanders & Woolcott of London for the 7th Duke. (The Buildings of England: Pevsner N: Derbyshire: Harmondsworth: 1953-1986: 117).

PROPOSAL

This application seeks listed building consent for the installation of secondary glazing to 7 windows to the attic floor of the principal elevation of the building.

The proposed secondary glazing units are a white powder coated aluminium with slim frames with the external side of the windows remaining unchanged.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
EQ 7 Built and Historic Environment

Supplementary Planning Guidance/Documents

Residential Design (2005)
High Peak Design Guide (2018)

National Planning Policy Framework

Section 12: Achieving Well-designed Places
Section 16: Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS – N/A

CONSULTATIONS

Publicity

Site Notice expiry date: 05/02/2026
Neighbour consultation period ends: 29/12/2025
Press Advert: 08/01/2026

Public Comments

2 public comments have been received. Firstly, Buxton Civic Association have commented (No objection) to state that *“As the glazing will only be fixed to the inside of the windows, the external appearance of the listed building would be unchanged and would therefore maintain its historical character and appearance. The works would not affect the internal character if fixed correctly.”*

And secondly a joint response from all twelve other flat owners within the Grosvenor Mansions complex of flats confirming that they fully support the proposals.

Through this response it is also raised regarding the need for further consent for secondary glazing to other flats and whether this type of proposal is supported. This application seeks only to provide consent for flat 11 of Grosvenor Mansions and no other property, further properties which seek such alterations may need Listed Building Consent to authorise such works.

Town / Parish Comments

N/A.

Conservation officer

The application site consists of an apartment on the third floor of the Grade II Grosvenor Mansions. Grosvenor Mansions is a row of 3 terraces 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.

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 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.

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.

OFFICER COMMENTS

Impact upon the Listed Building

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.

NPPF paragraph 212 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Para 213 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Local Plan Policy EQ7 states that the Council will conserve heritage assets in a manner appropriate to their significance. This will take into account the desirability of sustaining and enhancing their significance and will ensure that development proposals contribute positively to the character of the built and historic environment. Particular protection will be given to designated and non-designated heritage assets and their settings, including listed buildings.

The main consideration in this instance is whether the proposed works would cause harm to the significance of the heritage asset. The application has been supported by a Heritage Statement and plans which demonstrate the works proposed.

The proposals would solely make alterations to the inside of the 7 windows to the attic floor with no external changes made to the external facing elevation. As a consequence the proposed works would not be visible from outside the property and would have no harm upon the external character of the property or the wider conservation area. This method of adding secondary is supported as it allows the

existing historic windows to remain in situ and avoids the loss of any historic building fabric.

The Conservation Officer has confirmed that the submitted sectional details and photos demonstrate that there are no historical features which would be lost as part of the proposed works.

Therefore it is deemed that the proposed development would not have any harm upon the historic fabric and appearance of the Grade II listed heritage asset, and therefore sustain its importance.

CONCLUSION / PLANNING BALANCE

The application seeks consent for works to a Listed Building and it is considered that the works would not harm the significance of the heritage asset. The proposals are considered to sustain and enhance the character and appearance of the Listed Building, in accordance with the Local Plan and policies within the NPPF. As such, the application is recommended for approval.

OFFICER RECOMMENDATION : Approve

Case Officer: Stuart Talbot

Recommendation Date: 02/02/2025

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council