



High Peak Borough Council

working for our community

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

Town and Country Planning Act 1990 (as amended); 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

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

First floor flat in located premises, with access from Hartington Road (not Broad Walk).

Applicant Details

Name/Company

Title

Mr

First name

David

Surname

Brindley

Company Name

Address

Address line 1

6 Grosvenor Mansions

Address line 2

Broad Walk

Address line 3

Town/City

Buxton

County

Derbyshire

Country

United Kingdom

Postcode

SK17 6JH

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s)

The proposal is to refurbish four sash windows, maintaining their appearance and rendering them fully operational and efficient. The intention is to repair, retain (if possible, or else replace entirely with like for like) and reglaze the original wooden sash frames. New draft proofing will be fitted and the windows will be reglazed with Histoglass ultra slim HD10 double glazing. The result will be attractive windows in their original wooden frames, which minimise heat loss in the winter, permit good ventilation in the summer and are practicable and easy to operate.

This proposal follows a previous application (HPK/2022/0399-0400) to double glaze all the windows in the flat. This was refused on the grounds that too much historic glass would be lost. Since then, in line with the suggestions of the Conservation Officer and LPA, several windows in the flat have been secondary glazed. Operating certain of these windows has demonstrated the impracticality of secondary glazing in tall windows. The windows in this application need to be opened regularly or to be easily accessible. The top sash of a secondary unit is opened by pulling down on a narrow "ledge" along the top of the frame. There is no equivalent to a window pole for this operation. Attached photo SG1 shows that a person of average height can just reach this ledge at a height of 215 cms from the floor. All four windows to be refurbished will need to be opened at a height of 280 cms above the floor. In the case of a double glazed sash, this can be done with a standard window pole (Photos SG2 & SG3), even when reaching over a sink.

The case for repair and refurbishment is straightforward. Currently the windows are in poor condition and do not perform as sash windows should. All the upper sashes have been painted in but have been left askew, looking unsightly and leading to significant drafts. The accessible sash cords for the lower windows are now either missing (two windows cannot be opened at all) or in poor condition. The sash catches are all missing or in poor repair and do not secure the windows and the existing draft proofing is old and in poor condition. There is little remaining visual evidence of historic glass; in contrast, significant stuffing of large gaps to minimise winter drafts renders the windows unsightly and inoperable. See separate attachment: Window Condition Survey

Currently all four windows are single glazed, providing minimal insulation. There are no other available means in a property of this age and construction to improve insulation. To minimise heat loss, significantly improve the property's energy footprint and to contribute to the national and local priority to conserve energy and protect the environment, the glazing needs to be improved. Histoglass ultra slim HD10 thin double glazing, widely used nationally in listed buildings, will maintain the windows' original appearance whilst leaving them easy to operate. cf. also Heritage & Conservation Statements

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

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).

There is no discernible evidence of previous major repair work to the frames. Rather, they have been poorly maintained, with minor filling and splicing when required. The problem now is that a number of the sash cords have been removed and all the upper frames and some of the lower frames are painted in; unfortunately, this has been done carelessly, leaving several sashes misaligned and drafty; there can be a significant, sometimes finger width, gap between the meeting rails. It is also difficult to move several of the lower windows because of a paint build-up on the beading and the cords. The windows now have no catch or a catch that fits badly. There are no security locks on any of the windows. Slapdash external painting has resulted in places of 2cm of paint daubed over the edges of the panes. In short, the sash frames will all have to be removed, refurbished, draft proofed and replaced. This will involve no change to their appearance; indeed it will be enhanced.

Elevation drawings and external photos identifying the location of the windows are attached under Plans and Drawings.

An internal site floor plan, showing the location and dimension of the windows is also attached under Plans and Drawings.

A more detailed survey of each of the windows, prepared by my contractor, Stephen Howard, together with illustrative photographs, is attached at Additional Documents / Condition Assessment Sheets

The Window Refurbishment Methodology to be followed is attached at Additional Documents / Other Relevant Info

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:

Windows

Existing materials and finishes:

Wooden sash frames & (mainly missing) sash cords. Single glazing: 4 panes of identifiable historic glass; 8 more modern (1 cracked). Pulleys, catches and pulls all in poor condition, some missing. Cast iron weights Poor external paintwork of aging white gloss, significantly overlapping the edges of the glass panes. See condition photos of windows at Additional Documents: Condition Assessment Sheets.

Proposed materials and finishes:

No proposed changes to the overall appearance. Wooden frames to be refurbished if possible, or else replaced by hand crafted identical wooden frames. New identical sash cords. Glass panes to be replaced with Histoglass ultra slim HD10 thin double glazing : <https://histoglass.co.uk> This will be virtually indistinguishable from the current single glazing. (Similar ultra thin glazing was approved for the HAZ (Heritage Action Zone) refurbishment of Fitzgerald's Bakery, 12 Spring Gardens, which is a GII Listed building.) Pulleys, catches and pulls to be replaced with modern sympathetic parts of compatible appearance : all visible internally only. cf. Reddiseals UK Sash Window Furniture Heavier lead weights. White gloss paint finish to be carefully applied internally and externally.

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

Design and Access Statement attached under Plans and Documents.

Elevation Drawings and External Photos attached under Plans and Drawings.

Floor Plan of Property showing: Internal Window Locations and Dimensions also attached under Plans and Drawings.

Refurbishment Methodology attached under Additional Plans & Documents / Other Relevant Info

Section Drawing showing fit of Histoglass into existing frames attached at Additional Plans & Documents / Other Relevant Info

Site Area

What is the measurement of the site area? (numeric characters only).

158.00

Unit

Sq. metres

Existing Use

Please describe the current use of the site

Private residential home

Is the site currently vacant?

☐ Yes

☒ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

☐ Yes

☒ No

Land where contamination is suspected for all or part of the site

☐ Yes

☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

☐ Yes

☒ No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

☐ Yes

☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes

☒ No

Are there any new public roads to be provided within the site?

- ☐ Yes
☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

- ☐ Yes
☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- ☐ Yes
☒ No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- ☐ Yes
☒ No

Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains sewer
☐ Septic tank
☐ Package treatment plant
☐ Cess pit
☐ Other
☐ Unknown

Are you proposing to connect to the existing drainage system?

- ☐ Yes
☒ No
☐ Unknown

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- ☐ Yes
☒ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ☐ Yes
☒ No

Will the proposal increase the flood risk elsewhere?

- ☐ Yes
☒ No

How will surface water be disposed of?

- ☒ Sustainable drainage system
☐ Existing water course
☐ Soakaway

☐ Main sewer

☐ Pond/lake

Trees and Hedges

Are there trees or hedges on the proposed development site?

☐ Yes

☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☐ Yes

☒ No

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☒ No

b) Designated sites, important habitats or other biodiversity features

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☒ No

c) Features of geological conservation importance

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Biodiversity net gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why the requirement does not apply to the development.

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in [Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 \(as amended\)](#)) would apply?

- ☐ Yes
- ☒ No

Biodiversity net gain has been introduced as a general condition for planning permission. As set out in [The Environment Act 2021](#): "grants of planning permission in England [are] to be subject to a condition to secure that the biodiversity gain objective is met". Therefore, in England, all planning permissions are generally subject to biodiversity gain rules, unless they are specifically exempt or out of scope.

If you have stated that the biodiversity net gain requirement does not apply to your application you must provide the reason(s) why, and may also need to supply evidence (especially where you believe the application is eligible for the 'de minimis' exemption).

Please add all the reasons why biodiversity net gain does not apply and enter a justification for each one

Reason biodiversity net gain does not apply:

Development subject to the de minimis exemption (development below the threshold)

What best describes the size of your site?:

Over 25 square metres

Please justify the reason why biodiversity net gain does not apply:

Proposal relates only to four windows of the building , with no wider impact on building fabric or property curtilage.

Note: Please read the help text for further information why developments may be exempt or not in scope.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- ☐ Yes
- ☒ No

Have arrangements been made for the separate storage and collection of recyclable waste?

- ☐ Yes
- ☒ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ☐ Yes
- ☒ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- ☐ Yes
- ☒ No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

☐ Yes

☒ No

Hours of Opening

Are Hours of Opening relevant to this proposal?

☐ Yes

☒ No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

☐ Yes

☒ No

Is the proposal for a waste management development?

☐ Yes

☒ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

☐ Yes

☒ No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

☐ 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

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

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & 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

Is any of the land to which the application relates part of an Agricultural Holding?

☐ 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* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

☒ The Applicant

☐ The Agent

Title

Mr

First Name

David

Surname

Brindley

Declaration Date

12/01/2026

☒ Declaration made

Declaration

I/We hereby apply for Full planning & 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

David Brindley

Date

19/02/2026

Amendments Summary

Additional information requested by Planning Support Customer Services on 23 Jan 2026 in order to validate my application:

Ref: HPK/2026/0034 (FP02) and HPK/2026/0035 (LB01)

1. Query ref my address: correct address of my flat is 6 Grosvenor Mansions

On some plans the building appears as No 3 – the historic number when the Mansions were simply three vertical townhouses. (I don't understand where the mentioned ref to Flat 1 comes from!)

2. Clear Location Plan

Please note that, in case the automatically downloaded plan is insufficient, I have also included under Other Plans a Location Plan Expanded for Clarity

3. Site Plan – updated as requested, to required scale and with additional details.

4. Floor plans – updated as requested to scale

5. Elevations: now scanned to A1 size

6. Glazing Details: technical drawing to required scale now included, together with Manufacturer's Specification of Histoglass – the ultra slim glazing now preferred