



Conservation Team Advice

Date: 3rd March 2026
Application Ref: HPK/2025/0504
Site Address: 2 Longden Court, Off Spring Gardens, Buxton
Proposal: Proposed reconstruction of the staircase and the restoration of the façade in stone where the stones have fallen.

Heritage assets affected:		
Designated Heritage Asset(s):	☒	Longden Court – Grade II (listing ref: 1257964)
Non-Designated Heritage Asset(s):	☐	

Conservation Advice

Summary of Significance

The proposal would involve alterations to Longden Court, which is a Grade II Listed Building.

Longden Court (Grade II) is a late-18th century lodging block, constructed in millstone grit with a slate roof. The significance of the building derives from its retention of historic fabric and plan form, illustrative vernacular construction and historic association with the growing tourism in the Georgian period for Buxton.

Assessment and Impact

The proposal seeks consent to rebuild an external stone staircase to the listed building, which recently collapsed. As noted from site visit, the material has been salvaged on site, and it is proposed to reuse the existing materials.

The Structural Report and Design & Access Statement note that in order to prevent any further structural damage to the listed building, it is proposed to rebuild the staircase as a separate structure rather than tied into the principal building. Whilst this would

slightly differ from the historic construction, it would unlikely have an impact on the appearance of the building.

It is noted that the recommendations in the report appear sympathetic to the construction of the building and have recommended only lime mortar to be used for the reconstruction of the staircase. The reuse of the existing of the material would help preserve the historic authenticity of the Listed Building.

Overall, the works are in the interests of repairing the condition of the Listed Building and would not harm its architectural or historic interest.

Legislation and Policy

Planning (Listed Buildings and Conservation Areas) Act 1990

The local planning authority should have a desirability of the special interest of the Listed Building (s.16).

National Planning Policy Framework (NPPF) 2024

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 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 Conservation Area Appraisal (2007)

Conclusions and Recommendations

In summary, the proposal would not result in harm to the special interest or significance of the Listed Building. This would satisfy the provisions of s.16 of the Act, Section 16 of the NPPF and policy DC2 of the local development framework. There are no objections to the proposal from a conservation perspective.

For any consent granted, we would suggest the following conditions:

- The reconstruction of the staircase shall be completed in accordance with the submitted details hereby approved within 6 months of the date of this approval and retained thereafter.

Reason: In order to safeguard the architectural interest of the Listed Building and to ensure its condition is restored in a timely manner.

- Mortar for the purposes of the re-pointing of the reconstructed staircase hereby granted consent shall be carried out using hydraulic lime or lime putty only. The sand mix, colour, texture and pointing finish shall match as closely as possible the historic pointing found elsewhere on the building.

Reason: To preserve the special architectural and historic interest of the Listed Building.

- Any new stone to be used for purposes of rebuilding the staircase hereby granted consent shall match as closely as possible to the existing stonework in terms of type, colour and texture.

Reason: To preserve the special architectural and historic interest of the Listed Building.

Conservation Officer: Megan Atkinson

