

Conservation Team Advice

Date: 23/03/2026

Application Ref: HPK/2025/0485

Site Address: Matrons and Gardeners Cottages, 56 St Johns Road Buxton

Proposal: Extension and alterations to the Gardener's and Matron's Cottages

Heritage assets affected:		
Designated Heritage Asset(s):	☒	Buxton The Park Conservation Area
Non-Designated Heritage Assets(s) (NDHAs):	☒	Branksome, 56 St Johns Rd

Conservation Advice – Amendments

Amended Plans/Documentation

- 301A – Gardeners and Matrons Cottages as Proposed
- 601A – Site as Existing
- 602A – site as Proposed
- Gardeners Tarmac Hardstanding
- Matrons Cobbled Hardstanding
- Level 2 – Historic Building Record

Assessment and Impact

Amended plans have been provided to address concerns raised in conservation comments dated 20/01/2026. These amendments have been considered below.

Windows and Doors

Previous conservation comments raised concerns regarding the use of uPVC windows for the redevelopment of an NDHA. Revised plans continue to indicate the use of uPVC for windows and doors. Details of all windows and doors should be obtained via condition to address concerns previously raised.

Drawing Ref 301A proposes to retain the existing dormer window in order to maintain the authenticity of the building as a former hay store. This retention is therefore supported.

The number of proposed rooflights have been reduced. Only two new rooflights will be added to the principal elevation of the gardeners cottage. The number of rooflights proposed for the hidden roof slope of the Matrons cottage has also been reduced from 5

to 3. This reduction creates a less intrusive and more coherent use of rooflights. There are no further heritage objections to the addition of rooflights subject to the use of conservation style rooflights.

Historic Building Recording

A level 2 historic building record has been created to record the section of the gardeners cottage which is proposed for demolition. This record is considered to be acceptable and in accordance with Historic England Guidance. This record should be deposited within the relevant HER within 1 month of a determination.

Demolition of single Storey and Proposed Extension

Revised plans indicate that stone will be reclaimed from the area proposed for demolition. This will allow the external appearance to remain in keeping, any additional stone required should be agreed via condition to ensure a matching appearance.

The re-use of existing stone, and completed building recording minimises the low level of harm caused by the demolition of the existing single storey structure as recommended in conservation comments dated 20/01/2026. The national planning practice guidance (NPPG) para 020 states:

Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework ... Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.

Examples of heritage benefits may include:

- *sustaining or enhancing the significance of a heritage asset and the contribution of its setting*
- *reducing or removing risks to a heritage asset*
- *securing the optimum viable use of a heritage asset in support of its long term conservation*

NPPG para 020 identifies that public benefits can also stem from heritage benefits. In this instance bringing part of an NDHA back into active use may be considered to a heritage benefit. Unoccupied heritage assets are at risk of falling into a state of dereliction and are typically deemed as heritage at risk, this also applies to NDHA. As such bringing part of this NDHA back into an active use consistent with its previous use

as two dwellinghouses, will act as a heritage benefit which should be considered within the planning balance in accordance with NPPF para 215.

Boundary Treatments and Hardstanding

Revised 602A - *Site as Proposed* outlines the proposed outdoor amenity space and parking areas. Both parking areas will be located on areas of existing hardstanding which is considered acceptable in terms of heritage impact.

The plans indicate an area of garden/amenity space for both properties. The location of these spaces appear in keeping with the existing layout of the larger Branksome estate. However, no boundary treatments are outlined for these spaces. The introduction of boundary treatments should be carefully considered to enhance or sustain the NDHA.

Legislation and Policy

Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990

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.

National Planning Policy Framework

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 (para.210).

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. (para 215)

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining applications and a balanced judgement will be required in regard to the scale of harm or loss of significance of the non-designated heritage asset (para 216).

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 Area character appraisal (Adopted April 2007)

Conclusions and Recommendations

In summary, the revised information submitted addresses the concerns raised in comments dated 20/01/2026 as outlined above. In doing so the harm caused to the NDHA has been minimised. However, a very low level of harm remains, in terms of planning policy this is less than substantial harm (NPPF para 215). As the harm has been minimised the heritage benefits afforded from bringing part of a disused NDHA back into active use and preventing further deterioration may weigh against this harm in the planning balance. On this basis, therefore are no further heritage objections subject to the following conditions.

Recommended conditions:

- Prior to the installation of the windows and doors hereby approved, details of their material, design, specification, method of opening, trickle vent details, method of fixing and finish, in the form of drawings and sections of no less than 1:20 scale, shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out only in accordance with the agreed details.

Reason:- To ensure the development preserves the special interest of the non-designated heritage asset and the character and appearance of the Conservation Area in accordance with Local Plan Policy EQ7.

- The rooflights hereby permitted shall be conservation style rooflights, fitted as flush as possible with the roof covering

Reason:- To ensure the development preserves the special interest of the non-designated heritage asset and the character and appearance of the Conservation Area in accordance with Local Plan Policy EQ7.

- The *Level 2 – Historic Building Record* dated March 2026 shall be deposited with the relevant Historic Environment Record (HER) within 1 month of the date of this decision.

Reason:- To ensure and safeguard the recording and inspection of matter of historic importance.

- The existing stone from the demolished single storey outrigger shall be stored and reused in the proposed extension. Should the use of new stone be necessary, before any new facing stones are used on site, samples of all new stone to be used in the development hereby permitted shall be submitted to and agreed in writing by the Local Planning Authority. Works shall thereafter be carried out in accordance with the approved details

Reason:- In order to safeguard the special architectural or historical appearance of the non-designated heritage asset, and the character and appearance of the conservation area.

- Prior to the installation of any new boundary treatments details shall be submitted to and approved in writing by the Local Planning Authority. The details shall include materials, location, height and details of appearance. Thereafter the development shall be carried out in accordance with the approved details.

Reason:- In order to safeguard the special architectural or historical appearance of the non-designated heritage asset, and the character and appearance of the conservation area.

Conservation Officer: Rachel Robinson
High Peak Borough Council