

DELEGATED DECISION REPORT

HPK/2025/0504
Valid 09/02/2026

2 LONGDEN COURT
OFF SPRING GARDENS
BUXTON

PROPOSED
RECONSTRUCTION OF THE
STAIRCASE AND THE
RESTORATION OF THE
FACADE IN STONE WHERE
THE STONES HAVE FALLEN.

(LISTED BUILDING CONSENT -
ALTERATION)

MAIN ISSUES

- Impact on architectural and historic interest of Grade II Listed Building

DESCRIPTION OF SITE

The application relates to the three-storey residential dwellinghouse No.2 Longden Court, Buxton, a Grade II Listed Building that is situated immediately south of the Spring Gardens shopping thoroughfare characterised by an exterior finished in a natural stone with tiled roof.

The building is understood to date from the 18th Century originally built as a factory or workshop before being converted into a cottage during the 19th Century.

The principal elevation is characterised by two staircases. A site inspection reveals that one of these staircases no longer exists – see photo below



PROPOSAL

The application seeks Listed Building Consent to reconstruct the staircase and the associated part of the front façade where stone has fallen away.

The Elevation Plans shows that the staircase will be constructed and finished in a manner consistent with the staircase on the other side of the principal elevation finished in a natural stone complimented with black railings.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Section 38(6) of the Planning and Compulsory Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application.

The Local Development Plan for this site comprises the High Peak Local Plan (2016). Adopted Supplementary Planning Guidance documents and the National Planning Policy Framework (NPPF) are also material considerations in determining applications.

High Peak Local Plan 2016

S1 Sustainable Development Principles
S1a Presumption in Favour of Sustainable Development
EQ7 Built and Historic Environment

National Planning Policy Framework 2024

Achieving Sustainable Development Chapter 2
Conserving and Enhancing the Historic Environment Chapter 16

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

The site has been subject to a long planning history. Application made and determined within the last 20 years are presented below:

HPK/2005/0660 & HPK/2005/0661	Full Planning and Listed Building Consent for Change Of Use From Offices To Three No Flats, Internal Alterations And Elevational Adjustments (Approved 03/11/2005)
HPK/2011/0677	Application For Listed Building Consent For Proposed Internal Alterations (Approved 27/01/2012)
HPK/2024/0135 & HPK/2024/0136	Full Planning and Listed Building Consent for minor internal alterations to the existing lay-out of the first and second floor adding one bathroom on each floor and creating a further 2 bedrooms. Conversion of the ground floor into a self-contained

two bedrooms flat from original B1 office /Storage (Approved 08/08/2025)

CONSULTATIONS

Publicity

Site Notice expiry date: 10th March 2026
Neighbour consultation period ends: 5th March 2026
Press Advert: 19th March 2026

Public Comments

Buxton Civil Society state:

No objection subject to all external stonework matching the existing. Using reclaimed natural stone, coursed and pointed to match the existing.

Lead Local Flooding Authority

No comments to make

Historic England

No comments to make

DCC Archaeology

No objection.

HPBC Conservation Officer

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.

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:

1. 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.

2. 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.

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

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

OFFICER COMMENTS

Principle of Development

The application seeks Listed Building Consent for external repairs and alterations to a Grade II Listed Building. In order to be supported in principle, the application must demonstrate that these proposed works would preserve or enhance the special architectural interests and historic interest of the heritage asset in accordance with LP Policy EQ7 and relevant paragraphs contained under Chapter 16 of the NPPF,

underpinned by Section 66(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

Where harm to the heritage asset and thus conflict with these policies is identified, such harm must be weighed against any public benefits associated with the proposed development in the overall planning balance.

Impact on architectural and historic interest of Grade II Listed Building

Section 66(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 ('The Act') 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.

LP Policy S1 sets out a number of sustainability principles which all new development proposals should incorporate in order to make a positive contribution towards the sustainability of communities and to protect, and where possible enhance the environment.

LP Policy EQ7 has regard to the Built and Historic Environment. It 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

Chapter 16 of the NPPF contains the national planning policies aimed at conserving and enhancing the historic environment. Paragraph 212-221 sets out how a local planning authority should assess the significance of a heritage asset and the potential impact of a development proposal upon that asset.

Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss. 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.

The proposal seeks consent to rebuild an external stone staircase and the partial front wall to the listed building, which recently collapsed.

A Structural Report and Design & Access Statement accompanies this application and confirms that in order to prevent any further structural damage to the listed building, the proposal involves the re-building of the staircase and part of the front façade so that it sits as a stand alone structure, as opposed to being tied to the main house, which was the case historically.

The Conservation Officer acknowledges that the proposal varies slightly from the historic appearance of the Listed Building, but in doing so does not result in any material harm to the appearance of the building. As such, Officers are satisfied that the architectural interest and historic fabric of the building will be preserved subject to appropriate conditions as recommended by the Conservation Officer, which includes a requirement to use hydraulic lime or lime putty only. It is noted that the conservation recommends that the works be complete within 6 months, however this is not a reasonable condition, if the works are deemed urgent this would need to be secured by an urgent works notice.

In light of the above, Officers are satisfied that the proposed alterations will preserve the architectural interest and historic significance of this Grade II Listed Building, in accordance with LP Policy EQ7, relevant restrictive paragraphs contained under Chapter 16 of the NPPF, and Section 66(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

CONCLUSION / PLANNING BALANCE

LP Policy S1a reflects the presumption in favour of sustainable development contained within the National Planning Policy Framework. It states that planning applications that accord with relevant policies in the Local Plan will be approved without delay. Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development. For decision-taking this means:

- approving development proposals that accord with an up-to-date development plan without delay; or
- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i) the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or
 - ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination

This application seeks Listed Building Consent to restore an external staircase and make good associated stone work on the principal elevation of the Grade II Listed No.2 Longden Court, Buxton.

An assessment has led Officers to conclude that subject to appropriate compliance conditions the proposals would preserve and would not adversely impact the architectural interest or historic significance of the Listed Building, in accordance with LP Policy EQ7, relevant restrictive paragraphs contained under Chapter 16 of the

NPPF, and Section 66(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

As such, the application is considered to constitute a sustainable form of development and therefore in line with LP Policy S1a and paragraph 11 of the NPPF the application is recommended for approval subject to conditions.

OFFICER RECOMMENDATION : Approve with Conditions

Case Officer: James Stannard

Recommendation Date: 9th April 2026

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council