

Conservation Team Advice

Date: 31/03/2026

Application Ref: HPK/2026/0115

Site Address: Land Off Leek Road, Buxton

Proposal: Permission in Principle for a residential development for up to 9 dwellings

Heritage assets affected:		
Designated Heritage Asset(s):	☒	Grade II - Limehouse at NGR SK 0415 7262 (List Entry Number 1259213)
Non-Designated Heritage Assets(s) (NDHAs):	☒	Associated partial limehouses and earth works (<i>archaeological interest</i>)

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Summary of Significance

The application site consists of a moderately sized green field, which slopes steeply down from Leek Road to Macclesfield Old Road. Towards the lower (northern) end of the field is a grade II Listed Limehouse. The official list entry states:

Limehouse. Late C18. Quarried lime refuse and remnants of stone walling. Simple rectangle, open to front and partially open to right-hand, with overhanging roof. There are traces of stone walling to front right-hand. Unique survival of the noted limehouses recorded in contemporary literature from 1780s onwards. A description of 1797 records them as often having 3 or 4 rooms and being built next to the limekiln. An example is illustrated in A Jewitt's "History of Buxton" 1811. Other descriptions were given by the geologist Faujas St Fond and Murrays Handbook 1874. This example is reputed to have been occupied at the time of the 1841 census. (Murrays Handbook for Travellers in Derbys.: 1874-; Jewitt A: History of Buxton: 1811-).

A search of the National List demonstrates that the Grade II Listed Limehouse is the only example of its kind listed within England. A Limehouse should not be confused with a limekiln, the former functioned to store quarried lime, and was typically located within proximity to the later which burned the lime to produce unslaked lime (otherwise known as quicklime). The entirety of the application site would have served as a 18th Century industrial site in association with the surviving Limehouse. The grade II Listed Limehouse is partially buried by the overgrown vegetation within the landscape. There is also evidence within the application site of 2 further Limehouses, now partially collapsed within the application site. Any historically associated structures on site may

be considered within the historic curtilage of the Listed Building. Any structures or earthworks not located within the historic curtilage would be considered non-designated heritage assets (NDHA) within the setting of the Listed Building. Any such structures on site would hold considerable group value with the Listed Building.

Assessment and Impact

The application seeks permission in principle for up to 9 residential dwellings on the application site. The details which accompany the submission are limited and include no assessment of heritage impact. The scope of a permission in principle application is limited to location, land use and the amount of development.

Heritage impact must be taken into account within the assessment of appropriate land use. A grade II Listed Building, its setting and associated archaeological NDHA form the majority, if not the entirety of the application site. A permission in principle application does not override the provisions as outlined by the *Planning (Listed Building and Conservation Areas) Act 1990* (hereafter referred to as The Act). Section 66 of The Act requires consideration of the impact upon a listed building and its setting to be considered within the consideration of whether to grant planning permission. Therefore, any harm to the Listed Building and its setting must be assessed accordingly.

The residential development of the application site would result in a degree of harm to the setting of the listing building through the development and loss of its setting and historic curtilage. Residential development within this site would also result in the loss of associated earthworks of archaeological interest (NDHA) which occupy a vast majority of the application site. On this basis it is considered that the inescapable harm to the setting of a designated heritage asset, and the at least partial loss of a NDHA (archaeological) renders the application site incompatible with a residential land use.

Legislation and Policy

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

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.

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 (par.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

Conclusions and Recommendations

In summary, the application site contains a unique Grade II Listed Building, in addition to associated earthworks which are of archaeological interest due to their relation to the former 18th century industrial use of the site. The proposed development of the site for up to 9 residential dwellings therefore causes inescapable harm to the setting of the Listed Building (NPPF para 215) and the loss of archaeological evidence (NDHA) (NPPF para 216). This degree of harm to heritage assets within the application site renders residential development to be an inappropriate and incompatible land use. In order to preserve the heritage assets on site it is therefore recommended that the application be refused.

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