

DELEGATED DECISION REPORT

HPK/2025/0400
Valid 16/03/2026

31 ST JOHNS ROAD
BUXTON

REPLACEMENT FRONT
DOUBLE DOORS AND FRAME

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development.
- Character, design & amenity.
- Historic environment.
- Nutrient neutrality.

DESCRIPTION OF SITE

The application site is located within the built-up area boundary of Buxton, also falling within 'The Park' Conservation Area. The 'Buxton The Park' Article 4 Direction is relevant to the proposal.

The site is also located within the 'Buxton groundwater source protection zone', and Buxton's 'Nutrient neutrality SSSI catchment'.

The property is an existing detached residential dwelling set back from St Johns Road, within an established row of dwellings. The plot and wider street scene is characterised by large dwellings within spacious plots.

PROPOSAL

The proposal seeks to replace the existing timber entrance doors on the principle elevation of the property with composite doors. The fanlight glazing about the entrance door is also proposed to be retained and replaced.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Borough Council Local Plan (2016):

Policy S 1 Sustainable Development Principles.

Policy S 1a Presumption in Favour of Sustainable Development.

Policy S 2 Settlement Hierarchy.

Policy S 7 Buxton Sub-area Strategy.

Policy EQ 6 Design and Place Making.

Policy EQ 7 Built and Historic Environment.

National Planning Policy Framework (December 2024):

Part 2 – Achieving Sustainable Development.

Part 4 – Decision-making.

Part 12 – Achieving Well Designed Places.

Part 16 – Conserving and Enhancing the Historic Environment.

Supplementary Planning Documents (SPD):

High Peak Design Guide (2018).

Residential Design (2005).

Buxton Conservation Area Character Appraisal (adopted April 2007).

Planning (Listed Buildings and Conservation Areas) Act 1990.**SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**

HPK/0001/8845 - For Proposed Change Of Use To Guest House - Approved.

HPK/2024/0006 - Erection of replacement conservatory - Approved 21/06/2024.

CONSULTATIONS**Publicity**

Site Notice expiry date: 21/04/2026.

Neighbour consultation period ends: 06/04/2026.

Press Advert: 16/04/2026.

One of the consultation notification letters which was sent to residents by the Council was returned to us by Royal Mail, stating they were unable to deliver the letter to No.34 The Bedford St Johns Road, as the address was inaccessible.

The Council has displayed a notice near to the application site which also advertised the planning application. Therefore the Council is satisfied that it has met the publicity requirements for the application, as set out in Section 15 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

A summary of the points raised in the submitted consultation responses is as follows:

Buxton civic Association:

- No objections.

High Peak Borough Council Conservation Officer:

- The Buxton Park conservation area was designated for its association with Joseph Paxton's Park development, which imposes a strong planned layout and character upon the area.
- The conservation area is characterised by large detached and semi-detached dwellings. 31 St Johns Road is a large detached dwellinghouse, however, the dwelling is of relatively modern construction dating to the late 20th C.
- Planning permission is sought for the replacement of the existing double front door. The existing front door is a timber double door with fanlight above. It is proposed to replace this door with a composite double door finished in a dark blue colour.
- Composite doors are not generally considered acceptable within the conservation area as they appear bulky and often shiny in finish. They generally appear out of character in the street scene. However, no. 31 has a mid to late 20th C architectural design which appears out of keeping with the Buxton Park conservation area. The property is set back from the road, and partially obscured from view by boundary treatments and vegetation to the front of the property. In this instance the use of a composite front door is considered to be in keeping with the host dwelling. In this individual instance the proposed door is considered to have a neutral impact upon the character and appearance of the conservation area.
- The fanlight above the door will be retained, however the style of text displaying the property number will be altered. There are no heritage objections to the alteration in the text.
- Therefore, there are no heritage objections to the proposed door replacement.

No other written representations received as part of the consultation process.

OFFICER COMMENTS

Principle of Development:

Local Policy Position:

HPBC Local Plan Policy S 1 seeks to ensure the delivery of sustainable development, by ensuring, amongst other things, the effective use of land, protecting and enhancing the boroughs natural and historic environments, and securing high quality design and amenity standards. Policy S 1 seeks to locate new development in line with the boroughs Settlement Hierarchy.

HPBC Local Plan Policy S 2 sets out the settlement hierarchy for the borough. The application site falls within Buxton, which is identified as a 'Market Town', which is an area which will be the main focus for development and growth.

The Buxton Sub-area Strategy (Policy S 7) seeks to establish Buxton as England's leading spa town and principal service centre for the Peak District. This will be achieved by, amongst other things, protecting and enhancing the unique character of Buxton's spa heritage, townscape and natural environment.

National Policy Position:

Part 16 of the National Planning Policy Framework (December 2024) sets out the national position for considering proposals which affect heritage assets. Paragraph 212 identifies that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

Paragraph 213 identifies that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

In order to establish whether the principle of the development is acceptable the Council needs to first establish, as per the general duties set out in the Planning (Listed Buildings and Conservation Areas) Act 1990, whether the proposal will preserve the setting and/or any features of special architectural or historic interest of any nearby Listed Building, or preserve or enhance the character and appearance of the Conservation Area. This will be discussed and assessed later within the report.

Conclusion:

Taking all these factors into account, it is considered that the principle of the development may be acceptable in policy terms, providing that it conforms with policies S1, S 2, and S 7 of the adopted Local Plan (2016), national policy as set out in the National Planning Policy Framework (December 2024), and subject to all other material planning considerations being acceptable.

Character, Design & Amenity:

Policy EQ 6 of HPBC's local plan identifies that all development should be well designed and of a high quality that responds positively to its environment, whilst also contributing to local distinctiveness and sense of place. It seeks to achieve this by, amongst other things:

1. Requiring developments to be of high quality design that protects, enhances and / or restores landscape character.
2. Requiring that development contributes positively to an area's character, history and identity in terms of scale, height, density, layout, appearance, materials, and the relationship to adjacent buildings and landscape features.
3. Requiring that development achieves a satisfactory relationship to adjacent development and does not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The Council's adopted Design Guide, and Residential Design Guide Supplementary Planning Documents, seek to build upon Policy EQ 6 and provide more detailed and practical advice for aspects such as design (size, siting, scale, materials, roof style etc) and impacts on neighbours in relation to possible overshadowing, massing, and overlooking etc.

The adopted High Peak Design Guide (2018) details that doors are an important feature, particularly to a front elevation. They relate the building to both the human scale and to ground level outside. The choice of door will depend on the facade's composition and should relate to the age and style of the property in terms of proportions and materials.

The use of 'new' materials needs to respect the building and its setting. Occasionally, high quality modern materials may be used as substitutes or replacements for traditional materials in circumstances where appropriate to the design or setting, provided they harmonise well. Some materials such as upvc are not recommended in protected areas such as conservation areas.

The street scene is characterised by large detached and semi-detached properties set back from the highway and set within spacious plots. The existing property is a split level dwelling, with it appearing single storey from the street scene but increasing to two storeys to the south. The property itself is relatively modern in its construction, dating to the late 20th century in its construction and design. The existing property has upvc windows and external sections of panelling above/below windows.

The proposal would involve removing the existing hardwood double doors, which are currently stained brown in appearance, and associated door frame. The new doors are proposed to be of a composite material detailed with decorative glazing panels and chrome handles & letterbox plate, and finished in a dark blue colour.

The fanlight above the doors is to also be replaced, displaying a different style of lettering for the house number (in text format 'Thirty One') but retaining the frosted glass appearance.

In isolation the style of the proposed doors and fanlight are considered to be in keep with the relatively modern appearance of the host dwelling. An assessment of their potential harm to heritage assets is to follow.

The proposed new doors and fanlight are considered not to cause any harm to the amenity of any nearby residents.

Historic Environment:

The Planning (Listed Buildings and Conservation Areas) Act 1990 requires a Local Planning Authority to have special regard to the desirability of preserving the setting of Listed Buildings, and pay special attention to the desirability of preserving or

enhancing the character and appearance of a Conservation Area (Sections 66 and 72 respectively).

Paragraph 212 of the NPPF (December 2024) identifies that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Paragraph 215 expands on this, stating that 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.

Policy EQ7 sets out that the Council will conserve heritage assets in a manner appropriate to their significance, taking into account the desirability of sustaining and enhancing their significance.

The application site is located within 'The Park' Conservation Area, which was designated as a Conservation Area in 1980. The Conservation Area Character Appraisal (2007) identifies the planned layout of The Park as being a strong characteristic.

An Article 4 (2) Direction is in place covering 'The Park' area of Buxton. In summary, this relates to the removal of Permitted Development Rights for works falling within Schedule 2, Part 1 (Development within the curtilage of a dwellinghouse), Classes A, C, D, E, F, H, and Schedule 2, Part 2, Class A (erection or demolition of means of enclosure), and Class C (exterior painting).

To the East of the application site are several listed buildings, which includes but is not limited to:

- a) Grade II listed building complex comprising of the Pavilion Gardens Octagonal Concert Hall, Central Hall and Promenade (including coffee shop, restaurant and small shops), Theatre/Conference Centre, and The Conservatory.
- b) Opera House - Grade II*.
- c) Cramford, 22 St Johns Road, Buxton - Grade II.
- d) Claremont, 20 St Johns Road, Buxton - Grade II.

Given the scale and location of the development, and the available intervisibility between the development and listed buildings within the vicinity, it is considered that the development would not result in harm to the significance of any nearby Listed Buildings.

Due to the contemporary appearance of the host dwelling, this is considered to already represent an anomaly which is somewhat out of keeping with the character of the Conservation Area. As the property is set well back from the highway and obscured by boundary treatments and established vegetation planting, it is considered in this instance that the development would have a neutral impact upon

the Conservation Area and would therefore sustain its character and appearance. The consultation response received from the Council's Conservation Officer concurs with this conclusion.

Nutrient Neutrality:

The site lies within the catchment of the River Wye which forms the Peak District Dales Special Area of Conservation (SAC). The Council has been notified that action must be taken to address exceedances of phosphorus in the River. As such, the Council cannot grant consent for development unless it can rule out "likely significant effects" on the SAC. A Habitats Regulations Assessment (HRA) will be required when the plan or project creates a source of water pollution or has an impact on water quality and when it is within the catchment of the SAC. Initially, a screening assessment will be required to consider if "likely significant effects" (alone or in combination) on the SAC can be ruled out. If not, this will be followed by an "Appropriate Assessment" where the impact of the plan or project is considered in detail.

Screening Assessment

The proposal is not directly connected with or necessary for the conservation management of a European site. The proposal will not increase overnight stays or surface water run-off from the site. Therefore it will not risk having a significant negative effect on the SAC either on its own or in combination with other proposals and therefore it is not necessary to carry out an Appropriate Assessment.

CONCLUSION / PLANNING BALANCE

The property itself is relatively modern, dating to the late 20th century in its construction and design. The existing property has upvc windows and external sections of panelling above/below windows. The style of the proposed doors and fanlight are considered to be in keep with the relatively modern appearance of the host dwelling. Additionally, the proposal is considered not to cause any harm to the amenity of any nearby residents.

Given the scale and location of the development, and the available intervisibility, the development is considered not to result in harm to the significance of any nearby Listed Buildings. It is also considered that in this instance the development would have a neutral impact upon the Conservation Area.

Having reviewed all the submitted information and assessing this against all relevant policies and material planning considerations, within the planning balance, conditional approval is recommended for this application.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Alex Bonser

Recommendation Date: 08/05/2026

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council