

Conservation Team Advice

Date: 21/05/2026

Application Ref: HPK/2025/0466

Site Address: Parkholme 62 Park Rd, Buxton

Proposal: Proposed like for like replacement of the existing roof. All leadwork will be replaced on a like for like basis and chimneys will be re-pointed, as required.

Heritage assets affected:		
Designated Heritage Asset(s):	☒	Buxton Park Conservation Area
Non-Designated Heritage Assets(s) (NDHAs):	☐	

Conservation Advice

Summary of Significance

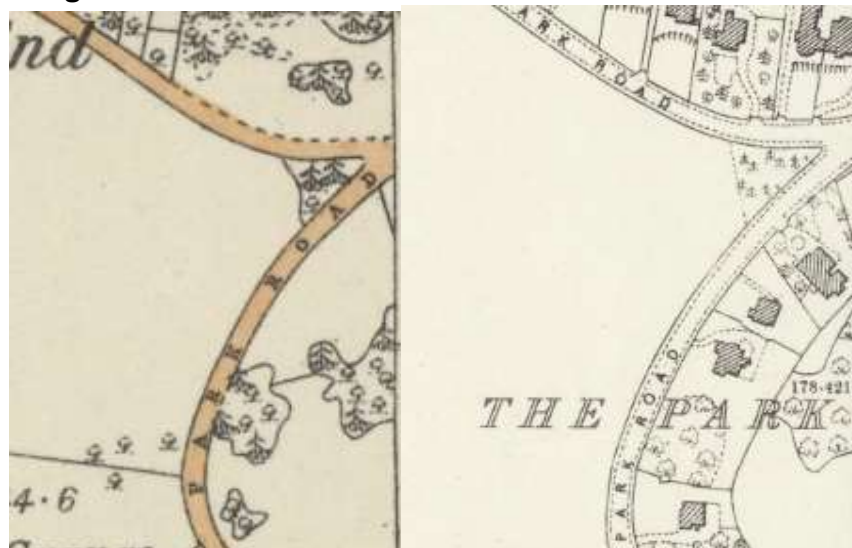


Figure 1 – 1878 map¹ (left) and 1897 map² (right)

¹ [View map: Ordnance Survey, Derbyshire XIV.SE \(includes: Burbage; Fairfield; Hartington Upper Quarter.\) - Ordnance Survey Six-inch England and Wales, 1842-1952](#)

² [View map: Ordnance Survey, Derbyshire XIV.16 \(Burbage; Buxton; Fairfield; Hartington upper Quarter\) - Ordnance Survey 25 inch England and Wales, 1841-1952](#)

The Buxton Park Conservation Area is characterised by large detached and semi-detached villas, with lots of soft landscaping. Park Road is characterised by its circular layout centring around the Buxton Cricket club. Historic Maps suggest that the application site was constructed between 1878 and 1897 (figure 1) . No. 62 Park Road is located to the rear of no. 60 Park Road as such has little visibility from the road. Historical maps suggest that the two buildings were historically one large dwelling, subdivided in the 20th century. The application site is characteristic of the historical development of The Park area, of a gritstone construction with a natural slate roof.

Assessment and Impact

The application seeks consent to replace the roof in a like-for-like manner and repoint the chimneys as required. The works include replacing rotten timbers, felt underlay, slates and leadwork. The application demonstrates the works to be like-for-like, as such the proposal is not considered to impact upon the character and appearance of the Conservation Area.

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 (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 area character appraisal (Adopted April 2007)

Conclusions and Recommendations

In conclusion, the application proposes a like-for-like replacement roof which will not impact upon the character and appearance of the Conservation Area. As such there are

no heritage objections to the proposal.

Recommended conditions:

- All replacement rooftiles hereby approved shall be a natural slate only.

Reason:- To safeguard the character and appearance of the Conservation Area in accordance with Policy EQ7 of the High Peak Local Plan

- Before the construction of any ridge, verges or eaves, details of the treatment of ridge, verges and eaves hereby granted consent shall be submitted to and agreed in writing by the Local Planning Authority. The works shall thereafter be carried out only in accordance with the agreed verges and eaves details.

Reason:- To safeguard the character and appearance of the Conservation Area in accordance with Policy EQ7 of the High Peak Local Plan

- Before the installation of any new or replacement rainwater goods hereby permitted are installed, samples or detailed specifications of all rainwater goods (including the method of fixing) shall be submitted to and agreed in writing by the Local Planning Authority. The works shall thereafter be carried out only in accordance with the agreed rainwater goods details.

- Reason:- To safeguard the character and appearance of the Conservation Area in accordance with Policy EQ7 of the High Peak Local Plan

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

Reason:- To safeguard the character and appearance of the Conservation Area in accordance with Policy EQ7 of the High Peak Local Plan

Conservation Officer: Rachel Robinson
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