

DELEGATED DECISION REPORT

HPK/2025/0466
Valid 06/04/2026

**62 PARKHOLME PARK
ROAD
BUXTON**

**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

(FULL - MINOR)**

MAIN ISSUES

- Design & Conservation
- Ecology
- Trees
- Nutrient neutrality

DESCRIPTION OF SITE

This application concerns No.62 'Parkholme', a mid Victorian large semi-detached building serving 5no residential flats that owing to changes in land levels, is split level, and reads as a three-storey building, aside from a portion of the northeastern elevation.

The building is constructed in Millstone Grit regular stone blockwork finished with a multi-pitched Welsh slate roof with dormer windows and skylights. Large, semi-ornate wooden sash windows are in the front and side elevations of the building.

The building is shared with its neighbour No.60 Park Road, and whilst not listed, lies within the Park Conservation Area which is subject to an Article 4 Direction. In any event, owing to the fact that the building is in use as individual residential flats, no Permitted Development rights exist for any domestic extensions or alterations to the building.

PROPOSAL

The application seeks full planning permission for a 'like for like' replacement of the existing roof and the re-pointing of the existing chimney stacks that adorn the roof slope.

The application is supported by architectural plans, a Heritage Statement and Bat Report both prepared by Penny Anderson Associated Ltd.

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
- EQ5 Biodiversity
- EQ6 Design and Place Making
- EQ7 Built and Historic Environment
- EQ9 Trees, Woodland and Hedgerows
- CF6 Accessibility and Transport

National Planning Policy Framework

Achieving Sustainable Development	Chapter 2
Achieving Well Designed Places	Chapter 12
Conserving and Enhancing the Natural Environment	Chapter 15
Conserving and Enhancing the Historic Environment	Chapter 16

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

- HPK/0002/2539 Conversion from 2no Flats to 5no Flats (Approved 21/01/1985)
- HPK/2002/0152 Change of Use of Flat to Offices (Approved 12/04/2002)
- HPK/2023/0294 Proposed 'like for like' replacement of existing roof (Approved 22/02/2024)

CONSULTATIONS

Publicity

Site Notice expiry date: 4th June 2026
Neighbour consultation period ends: 1st May 2026
Press Advert: 14th May 2026

Public Comments

None

Town / Parish Comments

N/A

Buxton Civic Association

No objection

Derbyshire Wildlife Trust

We have reviewed the information submitted including the Potential Bat Roost inspection and bat Activity report (Penny Anderson Associates, October 2025).

The report details the results of a potential bat roost assessment of the above building subject to proposed roof works. It also includes results of three separate nocturnal bat surveys undertaken between May & July 2025. These surveys identified several day roosts used by common pipistrelle bats. The proposed works will result in the disturbance of one roost and the destruction of 5 common pipistrelle day roosts.

Therefore, a bat mitigation licence will be required from Natural England before any works can take place. A suitable mitigation strategy has been included in the report (sections 4.7 to 4.12). The report states that none of the trees on site have features which could potentially support roosting bats and we presume that no additional external lighting will be added as part of the application. As such it is recommended that the following conditions with regards to the requirement for a bat mitigation license and to protect any nesting birds should be added.

1. *The roof works shall not take place until an appropriate bat licence has been obtained. Confirmation of that a licence has been granted shall be submitted to the LPA. Upon receipt of a licence from Natural England, works shall proceed strictly in accordance with the approved mitigation, which should be based on the proposed measures outlined in Potential Bat Roost Inspection & Activity report (Penny Anderson Associates, October 2025) and amended as necessary based on any correspondence with Natural England or update surveys. Such approved mitigation will be implemented in full in accordance with a timetable of works included within the licence and maintained thereafter. Where monitoring is a licence requirement, a copy of the results will be submitted to the LPA within three months of the surveys.*

HPBC Tree Officer

The application site lies within The Park Conservation Area in Buxton and abuts the boundary of the Cricket Club. There are many mature trees within the site and immediately adjacent to the property requiring reroofing.

A tree plan has been supplied with the application which gives locations and approximate crown spreads. The work required is substantial and will need scaffolding, access/egress for deliveries, materials, skips and potentially MEWPs or telehandlers to facilitate material or personnel lift onto the roof. This may require access through root protection areas. In addition, scaffolding could require localised

pruning to allow access, construction and removal. All these operations potentially affect retained and protected trees. To this end, an Arboricultural method statement to BS5837-2012 will be required to control all the above operations. This should incorporate a scheme of tree protection to the same standard. BS5837-2012 will be required.

Derbyshire County Council Highways

No objection

OFFICER COMMENTS

Principle of Development

The application seeks full planning permission for 'like for like' roof replacement and repointing of chimneys to an existing building that lies within the built-up area boundary of Buxton and within the Park Conservation Area. As such, the principle of development can only be supported where the application can demonstrate that the proposals would either preserve or enhance the character and appearance of the building and its wider setting within the Conservation Area, in accordance with Local Plan (LP) Policy EQ7, relevant paragraphs contained under the Chapter 16 of the NPPF, and Section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

Should any harm be identified, a planning balance must be undertaken, which considers the degree of harm to heritage assets and any public benefits associated with the application.

Design & Conservation

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.

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 EQ6 states that all development should be well designed to respect and contribute positively to the character, identity and context of High Peak's townscapes, having regard to matters of scale, height, density, layout, appearance and materials.

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.

The existing building presents a traditional character with stone walls and tiled roof which is typical of the Park Conservation Area, which is centred on the circular layout of Buxton Cricket Club. Historically, it is understood that both Nos. 60 and 62 were one large residential dwellinghouse which was subdivided at some point in the 20th Century.

The application seeks permission to replace the roof in a 'like for like' manner and to repoint the existing chimney stacks. Works include the replacement of existing rotten timber, felt underlay, slates and leadwork.

Given that the works are like for like, and having regard to the comments received from the Council's Conservation Officer, it is accepted that the proposed development would not materially impact the character and appearance of the building or indeed the wider setting of the Conservation Area. As such, the application is considered to preserve the character and appearance of this heritage asset and as such complies with LP Policy EQ7, relevant paragraphs contained under Chapter 16 of the NPPF and Section 72 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

Ecology

LP Policy EQ5 requires all new development proposals to demonstrate that any protected species and habitats within the site will not be adversely affected and seeks to promote a nett gain in biodiversity by securing appropriate mitigation and ecological enhancements where appropriate.

Chapter 15 of the NPPF contains the relevant national planning policies relating to the Conservation and Enhancement of the Natural Environment. Paragraph 193 of the NPPF states that when determining planning applications, local planning authorities should apply a number of principles, which include the following:

- a) *if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;*

The application has been accompanied by a Preliminary Bat Roost Appraisal. As per the recommendations of this initial report a further two nocturnal bat surveys were undertaken between May and June 2025 which identified a number of roosts used by common pipistrelle bats.

Further to comments received by Derbyshire Wildlife Trust (DWT), it is the case that the works to the roof will result in disturbance of one and the destruction of 5no day roosts. Whilst this is not considered by DWT to prejudice a positive decision, it is made clear that a bat mitigation licence from Natural England will be required before any works can take place.

The submitted survey information confirms that none of the existing trees within or close to the site boundary have features which could potentially support roosting bats. On the basis that no additional external lighting will be introduced, DWT are satisfied

that the subject to the proposed mitigation measures being adopted throughout the proposed works, secured by way of appropriately worded planning conditions, there would not be any adverse harm to protected species or habitat arising from the proposed development.

In light of the above, Officers are satisfied that the application complies with LP Policy EQ5 and relevant paragraphs contained under Chapter 15 of the NPPF.

Trees

LP Policy EQ9 relates specifically to trees, woodland and hedgerows, and requires that existing woodlands, healthy mature trees and hedgerows are retained and integrated within a proposed development unless the need for, and benefits of, the development clearly outweigh their loss.

Paragraph 136 of the NPPF states that trees make an important contribution to the character and quality of urban environments, and that appropriate measures should be in place to secure the long term maintenance of trees and that existing trees are retained wherever possible.

The site is characterised by a number of mature trees on its immediate boundary wall all of which are protected by virtue of being situated within the Park Conservation Area and are a key characteristic of this heritage asset, thereby making a positive contribution to the visual amenity of the street scene.

The application is supported by a plan showing the location of trees in relation to the existing building. Whilst the level of information submitted with this application has been found to be acceptable to the Council's Tree Officer, potential concerns are expressed with relation to the scale of works and the 'knock on' impacts that could occur from the need to erect scaffolding, access/egress for deliveries, materials, skips and machinery associated with the proposals, and potential conflict with root protection areas. In addition, it has also been identified that scaffolding could require localised pruning to allow access, construction and removal.

In order to address these concerns the Tree Officer has recommended that a condition be placed on the decision notice which requires an Arboricultural Method Statement to be submitted and approved prior to commencement of development, and that the works are carried out in accordance with the approved details.

Subject to compliance with this condition, it is judged that the proposed works will not give rise to any adverse harm to protected trees in accordance with LP Policy EQ9 and paragraph 136 of the NPPF.

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

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

The application seeks full planning permission for ‘like for like’ replacement of an existing slate tiled roof and works to an existing chimney stack in connection with a building that serves 5no residential flats, located within the Park Conservation Area, Buxton.

For the reasons set out within this report, the application is considered to preserve the character and appearance of the existing building and wider Conservation Area and would not result in any adverse harm to ecological assets or trees subject to precautionary conditions being imposed.

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

OFFICER RECOMMENDATION: **Approve with Conditions**

Case Officer: James Stannard

Recommendation Date: 2nd June 2026

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council