



High Peak Borough Council

working for our community

Conservation Team Advice

Date: 10th June 2026
Application Ref: HPK/2026/0192
Site Address: Buxton Pharmacy, Temple Road, Buxton
Proposal: Single storey extension to existing pharmacy premises to create additional dispensing area

Heritage assets affected:		
Designated Heritage Asset(s):	☒	• Buxton College Conservation Area • Buxton Central Conservation Area • Bath House – Grade II (listing ref: 1259181) • Seven Ways & Somersby – Grade II (listing ref: 1259367)
Non-Designated Heritage Asset(s):	☐	

Conservation Advice

Summary of Significance

The proposal would be situated in Buxton College Conservation Area, adjacent to Buxton Central Conservation Area and wider setting of two Grade II Listed Buildings.

Buxton largely is characteristic for its Georgian and Victorian properties associated with the growth of the town as a spa town destination. However, the College Conservation Area is situated to the south of the town centre and is predominantly characterised buildings constructed c.1900-1938. The area has a range of architectural styles including stone-built villas, Arts and Crafts houses and interwar houses, many of which are set within spacious leafy plots. The development site makes a positive contribution to the character and appearance of the Conservation Area as representative of the Arts & Crafts style of the early-20th century and situated on a corner plot.

Bath House (Grade II) is a late-18th century house with 19th century alterations, constructed in rendered stone and tiled roof. Sevenways & Somersby (Grade II) are a

pair of semi-detached houses dating c.1896 constructed in stone with half timber framing and pain tiled roof. The buildings represent good examples of the continued residential development of Buxton in the 18th and 19th centuries and are illustrative of the architectural styles popular at the time of their construction.

Assessment and Impact

The proposal seeks to install a flat roof addition to the northern elevation of the property. The extension would be part rendered and part brickwork to match the detailing of the principal building.

Typically, flat roofs are not characteristic of traditional building construction in Buxton Conservation Areas, as they are usually hipped or pitched roofs. Due to the orientation of the building, this elevation is adjacent to Macclesfield Road. The boundary to the site along Macclesfield Road is densely covered by trees and vegetation so the proposed extension would unlikely be visible from public vantage points (assuming that there would be no removal of trees along this boundary). In addition, the 1-storey height would make this quite subservient to the scale of the existing building. It is acknowledged that there have been some substantial alterations and extensions to the rear and the proposed addition 1-storey extension would be subservient to the overall structure and well-screened from public vantage points. Therefore, the proposal would unlikely harm the character and appearance of the Conservation Area nor impact the setting of the adjacent designated heritage assets.

Legislation and Policy

Planning (Listed Buildings and Conservation Areas) Act 1990

The local planning authority should have a desirability of preserving the setting of the Listed Buildings (s.66) and preserving or enhancing the character and appearance of the Conservation Area (s.72).

National Planning Policy Framework (NPPF) 2024

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 Conservation Area Appraisal (2007)

Conclusions and Recommendations

In summary, the proposal would have a negligible impact on the character and appearance of Buxton College Conservation Area and setting of adjacent Central Conservation Area as well as the two Grade II Listed Buildings. This would satisfy the provisions of s.66 and 72 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 condition:

- The external facing walling materials of the extension hereby approved shall match the existing materials in appearance, colour, texture and finish.

Reason: In the interests of visual amenity and to preserve the character and appearance of the Conservation Area.

Conservation Officer: Megan Atkinson

