

Conservation Team Advice

Date: 08/07/2026

Application Ref: HPK/2026/0200

Site Address: Buxton Discount Centre, Otters Ole Market Street, Buxton

Proposal: External alterations to existing commercial premises and change of use of part of ground floor of Bargain Store to form uncover parking area

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

Conservation Advice

Summary of Significance

The application site is located on a back land plot off Market Street and Concert Place. The existing commercial unit is located behind a number of traditional stone terrace buildings, which allow for limited glimpse views of the existing building. As such the existing building has a limited impact upon the character and appearance of the conservation area.

Assessment and Impact

The application seeks to convert the existing commercial ground floor premises to a covered parking area. The internal change of use is not considered to impact upon the character and appearance of the conservation area. However, the plans also include alterations to include a vehicle access door. Details of the vehicle access door should be agreed via condition.

Furthermore, the application details do not include any reference to extraction vents etc, which are typically required for enclosed parking facilities. Should any extraction vents (etc.) be required in order to facilitate the function as a covered parking area be required these details should be agreed in writing with the local planning authority via condition. The installation of ventilation equipment's (etc.) can have a harmful impact upon the character and appearance of the conservation area if poorly considered.

Legislation and PolicyTown 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 Character Appraisal Adopted April 2007

Conclusions and Recommendations

In summary, there are no heritage objections to the proposed change of use of the existing commercial building. Details of associated external alterations are required in order to ensure that they do not harm the character and appearance of the Buxton Central conservation area.

Recommended conditions:

- Prior to the installation of the vehicle access door hereby approved, details of its material, design, specification, method of opening and finish, in the form of drawings and sections of no less than 1:20 scale, shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out only in accordance with the agreed details
Reason:- To ensure the development preserves the character and appearance of the Conservation Area in accordance with Policy EQ7 of the High Peak Local Plan.
- Prior to the installation of any external ventilation equipment in association with the enclosed parking area, details of its siting, design, specification and appearance, in the form of drawings and sections of no less than 1:20 scale, shall be submitted to and agreed in writing by the Local Planning Authority. The

development shall be carried out only in accordance with the agreed details.

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

Conservation Officer: Rachel Robinson
High Peak Borough Council