

Conservation Team Advice

Date: 03/07/2026

Application Ref: HPK/2026/0036

Site Address: Grove Hotel, Grove Parade, Terrace road, Buxton

Proposal: Variation of condition 05 in relation to HPK/2024/0302 for change the detail for the internal insulation of the existing external walls (Listed Building Consent)

Heritage assets affected:		
Designated Heritage Asset(s):	☒	Grade II – Grove Hotel and Grove Parade Buxton Central Conservation Area
Non-Designated Heritage Assets(s) (NDHAs):	☐	

Conservation Advice – Amendments

The application description has been updated following conservation comments dated 18/03/2026 to address the error in the condition referenced.

Additionally, a revised Schedule of Works dated 29 April 2026 has been submitted. The revised Schedule of works includes updated wall insulation details shown in Detail E. As outlined in previous comments dated 18/03/2026 the proposed change in methodology is considered acceptable. As such there are no heritage objections to the variation of condition 5 in relation to HPK/2024/0302.

Legislation and Policy

Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990

Section 66(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

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).

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

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. (para 215)

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)

Conservation Officer: Rachel Robinson
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