

Conservation Team Advice

Date: 22/07/2026

Application Ref: HPK/2026/0190 (LBC) and HPK/2026/0193 (FULL)

Site Address: Land Behind Corbar Hill House Corbar Rd, Buxton

Proposal: Conversion of the Curtilage Listed Coach House building to a single residential dwelling. Repairs and minor alterations to the Coach House, as described on drawings 150, 151, 153 (FULL)

AND

Erection of a new self-build dwelling house within the landscape to the rear of Corbar Hill House, with associated external works and part-retrospective landscaping.

Conversion of the Curtilage Listed Coach House building to a single self-build residential dwelling, with associated repair works and minor modifications (LBC)

Heritage assets affected:		
Designated Heritage Asset(s):	☒	Grade II – John Duncan School Wye House (List Entry No. 1259375) (known as Corbar Hill House) Buxton The Park Conservation Area
Non-Designated Heritage Assets(s) (NDHAs):	☐	

Conservation Advice

Summary of Significance

Corbar Hill House is a large detached dwellinghouse constructed in the late 19th century in the French chateau style. Corbar Hill House is one of three large houses built along the northern side of Corbar Rd, each identified on Joseph Paxton's original plan for the development of Paxton's Park. The northern side of Corbar road was considered to be pride of place for new large dwellings, situated at the highest part of the town, benefiting from south facing views over the town. The other two houses are Corbar Hall (formerly Corbar Villa) and Northwood House. Each of the three houses were constructed in a distinctive architectural style.

The applications relate to the redevelopment of the Coach House located to the rear of the Listed Building. The Coach House is depicted as an ancillary building on 1878 maps of the application site, as such the Coach House is considered to be a curtilage listed building. The applications also relate to the land to the rear of the coach house, located

outside of the conservation area, it is considered to be within the setting of both the conservation area and Listed Building.



Figure 1 – 1878 map showing Corbar Hill House and Coach House to rear¹

Assessment and Impact

The applications seek to convert the disused Coach House and erect a self-build dwelling house on the land to the rear of the Coach House with associated works.

Conversion of Coach House

The curtilage listed Coach House has been disused for several years, as such as is considered vulnerable to further decay, and loss of historic fabric. The applications propose to bring the Coach House back into use by converting the disused building to a single dwelling. Submitted information shows that conversion works will consist of:

- Additional entrance door to side elevation to infilled opening.
- Remove internal (modern) partitions to ground floor WC to form gym
- Remove internal (modern) partition to ground floor WC to form shower room.
- Remove internal wall, and install new partition to form study
- Install staircase to first floor

¹ [View map: Ordnance Survey, Derbyshire XV.SW \(includes: Fairfield; Green Fairfield; Wormhill.\) - Ordnance Survey Six-inch England and Wales, 1842-1952](#)

- Additional ground floor window to front elevation in infilled opening.
- Additional doorway at first floor level to form bedroom 3.

These works will include minimal alterations to the fabric of the curtilage listed building. The works to bring the disused heritage asset back into use are considered to form significant heritage benefits to both the Grade II Corbar Hill House and Buxton The Park conservation area. Some elements of the proposed works will require clarification by condition (see recommended conditions below).

Plans also show some like-for-like repairs and replacement windows to existing units. In order to ensure that these repair works are sympathetic to the curtilage listed building it is recommended that the extent of these works are clarified via condition. No works are proposed to the existing roof or rooflights.

Single Self-build Dwellinghouse

The full planning application also seeks to construct a single self-build dwelling on the land to the rear of the Coach House. The proposed dwelling will be an 'earth-sheltered' design with glazing focused on the principal elevation. By virtue of siting a new-build contemporary dwelling and associated extensive landscaping on this location to the rear of the Listed Building the setting of the building is harmed. The earth-sheltered design allows the proposed dwelling to blend into the hillside behind Corbar Hill House, thus lessening the scale of the development and subsequent harm to the nearby heritage assets.

Glazing has been designed with a vertical emphasis with contemporary stone mullions to complement the design of fenestrations of Corbar Hill House. This allows for the proposed design to appear related to the principal Listed Building without appearing as a pastiche ancillary building. The proposed windows include a bullnose stone lintel above the windows to address previous concerns of light overspill. As such the fenestration treatments address a small amount of the harm caused by the proposed development of the land to the rear of the Listed Building.

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 (para.210).

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)

Conclusions and Recommendations

In summary, the proposed redevelopment of the land to the rear of the grade II listed Corbar Hill House is considered harmful to the setting of the Listed Building and Conservation Area by introducing a dwelling and associated terracing/landscaping of this scale to the site. The submission has demonstrated that the harm has been acknowledged and minimised through design and landscaping. In terms of planning policy this is considered to be less than substantial harm (NPPF para 215).

The applications also propose to redevelop and bring back into use the curtilage listed Coach House. The Coach House has been out of use for several years and is therefore vulnerable to decay and loss of historic fabric. The NPPG (para 020) recognises reducing the risk to a heritage asset as a heritage public benefit which should be weighed against the harm identified in accordance with NPPF para 215. Therefore the case officer is encouraged to make a planning judgement on this basis in order to reduce the risk to the Coach House. If minded to approve the applications the following conditions are recommended:

HPK/2026/0193 – Coach House Conversion

- All external joinery, including windows and doors, shall be of a timber construction only which shall be retained for the lifetime of the development. Details of their design, specification, method of opening, method of fixing 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 before the windows and doors hereby approved are installed. The development shall thereafter be carried out only in accordance with the agreed details.
- [In relation to the above condition,] trickle vents shall not be inserted into the windows/doors hereby approved.
- 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.
- No works shall commence until a programme of historic building recording in accordance with Historic England's 'Understanding Historic Buildings: A Guide to Good Recording Practice' [Level 2] has been submitted to and agreed in writing by the Local Planning Authority. Following approval of the submitted report, the completed building recording report shall be deposited with the relevant Historic Environment Record (HER) within 1 month of this agreement.
- Prior to the installation of any extraction fans hereby approved, details of their external appearance/finish shall be submitted to and agreed in writing by the Local Planning Authority. The development shall thereafter be carried out only in accordance with the agreed details.
- Prior to any works relating to the approved shower room and bathroom(s), plans and detailed specifications of all internal routes and external foul drainage pipes shall be submitted to and agreed in writing by the Local Planning Authority.

Reason :- To preserve the special architectural and historic interest of the Listed Building in accordance with High Peak Local Plan Policy EQ7 and relevant paragraphs under Chapter 16 (conserving and enhancing the historic environment) of the National Planning Policy Framework.

HPK/2026/0190 – Self-build Dwelling

- No development above damp-proof course shall take place until manufacturer's details (and samples upon request) of the external facing materials (including colour/finish) have been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be carried out in accordance with the approved details.

Reason: - To ensure the development preserves the setting of the Listed Building and Conservation Area in accordance with High Peak Local Plan Policy EQ7 and relevant paragraphs under Chapter 16 (conserving and enhancing the historic environment) of the National Planning Policy Framework.

Conservation Officer: Rachel Robinson
High Peak Borough Council