Objection to HPK/2026/0229 - Winster Place, Buxton

Listed building consent application

Louise Potter Bishops Grange Bishops Lane Buxton SK17 6UP	8 July 2026 Nature of submission: objection Application: HPK/2026/0229

To: Planning Officer, High Peak Borough Council
Submitted via: High Peak Borough Council planning portal

Dear Planning Officer,

I object to application HPK/2026/0229 unless the council is fully satisfied that the proposed works will preserve the special architectural and historic interest of Winster Place.

I support the careful reuse of historic buildings in principle. However, listed building consent should be heritage-led and should not be granted simply to make a much larger redevelopment acceptable or viable. Winster Place forms an important part of the historic character of Spring Gardens and Buxton town centre, and any internal or external alterations should be subject to detailed conservation scrutiny.

Heritage significance and historic fabric

Winster Place is a Grade II listed building. The council should require a clear and detailed conservation assessment setting out the building's significance, the surviving historic fabric, the proposed interventions and the level of harm, if any. This should include careful consideration of the building's external appearance, stonework, roof form, windows, doors, shopfronts, internal layout and any surviving historic features.

The application should not be approved unless the council is satisfied that the works are necessary, proportionate and the least harmful way of bringing the building into active use. Any loss of historic fabric should be clearly identified, justified and minimised.

Setting and conservation area

The impact on the setting of Winster Place and the wider conservation area should also be fully assessed. Buxton's historic townscape is central to its identity and economy. The listed building should not be visually or physically overwhelmed by the wider redevelopment, and its relationship with Spring Gardens should be protected.

Relationship with the wider redevelopment

The works to Winster Place appear to be linked to the delivery of new residential units and the wider town-centre redevelopment. I ask the council to ensure that the listed building is considered on its own heritage merits and is not compromised in order to support an over-intensive scheme elsewhere on the site.

If the public benefits claimed for the wider redevelopment are relied upon to justify any harm to Winster Place, those benefits should be specific, deliverable, legally secured and weighed transparently against the heritage impact.

Need for specialist scrutiny

I ask that the application is reviewed in detail by the council's conservation officers and any specialist consultees considered appropriate. Before consent is granted, there should be a clear schedule of works, method statements for sensitive elements, appropriate conditions, and safeguards to ensure that historic details are retained and repaired rather than removed or replaced unnecessarily.

Conclusion

For these reasons, I ask High Peak Borough Council to refuse the application unless it can be clearly demonstrated that the special architectural and historic interest of Winster Place will be preserved. If harm is identified, the council should require amended proposals that better protect the building, its setting and the historic character of Buxton town centre.

Yours faithfully,

Louise Potter