

[REDACTED]

From: James Stannard
Sent: 27 July 2026 09:38
To: Planning Comments (HPBC)
Subject: HPK/2026/0134 - Further Conservation Officer comments

Categories: [REDACTED]

See below further comments in connection with HPK/2026/0134

James Stannard Planning Officer
Development Services
High Peak Borough Council and Staffordshire Moorlands District Council

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From: Rachel Robinson [REDACTED]
Sent: 24 July 2026 14:46
To: James Stannard [REDACTED]
Subject: RE: HPK/2026/0134 - Buxton Natural Mineral Baths

Hi James,

I hold no further objection to the scheme subject to an appropriately worded condition to obtain details requested by Historic England. I would suggest the following wording:

Prior to the installation of the white walling hereby approved, details of the placement, size and design of the vision panels shall be submitted to and agreed in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with these details and maintained for the lifetime of the development.

Reason:- In order to safeguard the special architectural and historical appearance of the Listed Building.

Kind regards,

Rachel Robinson Conservation Officer
(She/Her)
Development Management
High Peak Borough Council and Staffordshire Moorlands District Council

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You will appreciate that the above is an informal opinion of an officer based on the information provided and does not constitute a formal determination under the Planning Acts.

From: Jenkinson, Jess [REDACTED]
Sent: 22 July 2026 12:36
To: James Stannard [REDACTED]
Cc: Rachel Robinson [REDACTED]
Subject: RE: HPK/2026/0134 - Buxton Natural Mineral Baths

Hello James,

Many thanks for your email.

We have reviewed the additional information, and we think the application approval would benefit from a pre-commencement condition. The condition could request the vision panels as scaled and superimposed on clear scaled photographs of the interiors (taken face on). The condition should be discharged ahead of the manufacturing and ordering of the temporary walling. A condition would reduce the harm of the application by safeguarding the visibility of the decorative tiling on the walls in the longer-term.

We would be happy to comment at discharge of condition stage.

I hope that's helpful.

Best wishes

Jess



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From: James Stannard [REDACTED]
Sent: 21 July 2026 10:42
To: Jenkinson, Jess [REDACTED] <jess.jenkinson@historicengland.org.uk>
Cc: Rachel Robinson [REDACTED] <rachel.robinson@historicengland.org.uk>
Subject: FW: HPK/2026/0134 - Buxton Natural Mineral Baths

-- WARNING: This is an external message. Please use caution when replying, opening attachments or clicking on any links in this e-mail.--

Hi Jessica

Further to your latest comments in connection with this application, please find below email from the agent and attached for your consideration.

In order for us to get this application to Committee in August it would be very much appreciated if you can get further comments to me by the end of the week if possible.

Kind Regards

James Stannard Planning Officer
Development Services
High Peak Borough Council and Staffordshire Moorlands District Council

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From: Matthew Gregg [REDACTED]
Sent: 21 July 2026 10:28
To: James Stannard [REDACTED]
Cc: Laura Holland [REDACTED]
Subject: RE: HPK/2026/0134 - Buxton Natural Mineral Baths

Hi James,

Thanks for your email.

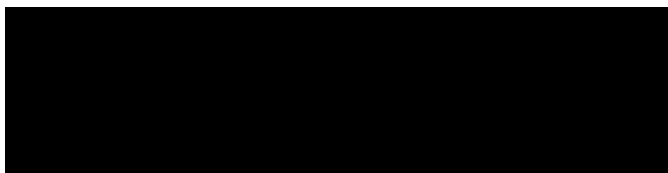
Plan ref. D5660(3)-10-E Proposed Location and Floor Plan, uploaded on 24/06/2026, shows the location of the horizontal and vertical border tiling in bright green markings.

Our client has provided the attached photographs marking the border tiles to match the proposed plan. Please can you accept these as the locations for the vision panels. These photographs can be added to the list of approved plans and documents.

Kind regards,

Matthew Gregg MPlan (Hons) MRTPI
Director
DLP Planning Limited

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Tenter Street
Sheffield
S1 4BY



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From: Laura Holland [REDACTED]
Sent: 20 July 2026 21:29
To: Matthew Gregg [REDACTED]
Subject: Fwd: HPK/2026/0134 - Buxton Natural Mineral Baths

Hi Matt
Had the below response from James Stannard
Thanks
Laura

Sent from my iPhone

Begin forwarded message:

From: James Stannard [REDACTED]
Date: 20 July 2026 at 12:56:44 CEST
To: Laura Holland [REDACTED]
Cc: Rachel Robinson [REDACTED]
Subject: RE: HPK/2026/0134 - Buxton Natural Mineral Baths

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Hi Laura

Apologies for the slight delays in progressing this application. Historic England have provided the following latest comments:

Thank you for the re-consultation regarding the proposed hygiene room at the former male baths, The Crescent, Buxton.

Having reviewed the documents, it is positive that the applicant proposes to install a visibility window at clerestory level as discussed on site. However, they have only shown this in a section drawing. Ideally, it would be useful to see the vision panel within the hygiene room superimposed onto photographs of the existing tiles or shown in elevation form with the tile decorative scheme shown behind. This would be important to control the appearance of the vision panel (which would be best as a clear and singular area of visibility- without mullions). Previously, when a vision panel was installed, the clear area missed the decorative boarder to the tiled walls it was intending to show.

Hopefully this would be a quick submission from the applicant.

If we can get this matter addressed, then subject to confirmation from our Conservation Officer that the scheme in its amended form can be justified in Heritage terms, we should be able to conclude matters and take the application to August Committee.

Can you action the required changes in alignment with the latest comments from Historic England at your earliest convenience?

The deadline for finalising my report will be Wednesday 29th July.

Kind Regards

James Stannard Planning Officer
Development Services
High Peak Borough Council and Staffordshire Moorlands District Council

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From: Laura Holland [REDACTED]
Sent: 17 July 2026 11:36
To: James Stannard [REDACTED]
Cc: Rachel Robinson [REDACTED]; Matthew Gregg
[REDACTED]
Subject: RE: HPK/2026/0134 - Buxton Natural Mineral Baths

Hi James

Following on from my previous email, we are still awaiting information from the archaeological contractor in order to complete the WSI and submit this for consideration. However, we do not wish for this to hold up the determination of the application and therefore should the submitted information be acceptable to take the application to the August Committee with a positive recommendation we would be agreeable to the archaeological condition as drafted in the DCC consultation response.

If we do receive the WSI and are able to submit this to you before the 10th August Committee would you be agreeable to including this as a late agenda item and for the wording of the condition to be amended?

If you wish to discuss this further please do not hesitate to contact either myself or my colleague Matthew Gregg.

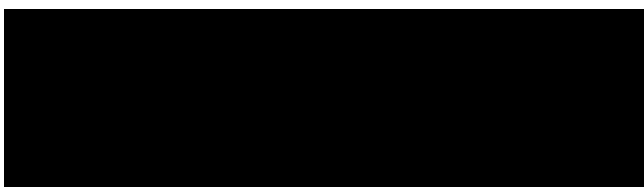
Kind regards

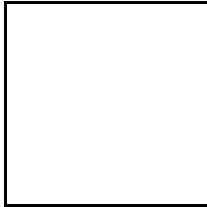
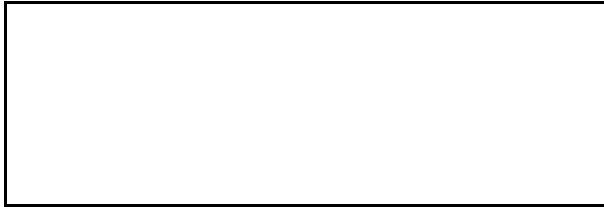
Laura

Laura Holland BA (Hons) MA MRTPI
Associate Director

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From: Laura Holland
Sent: 13 July 2026 09:49
To: 'James Stannard' [REDACTED]
Cc: 'Rachel Robinson' [REDACTED]
Subject: RE: HPK/2026/0134 - Buxton Natural Mineral Baths

Good morning James

Following the submission of the amended plans, Heritage Statement Addendum and Archaeological Desk-based Assessment, do you have any feedback on whether the proposals as amended are acceptable.

Should you require any further details please let me know.

Kind regards

Laura

Laura Holland BA (Hons) MA MRTPI
Associate Director

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From: Laura Holland

Sent: 01 July 2026 09:00

To: 'James Stannard' [REDACTED]

Cc: Rachel Robinson [REDACTED]
[REDACTED]

Hi James

Thank you for your response and your update regarding the committee date. Please could you tell me what the deadline would be for getting the WSI submitted to you to allow sufficient time for review and write up of the committee report for the August Committee date on the basis that all matters have been addressed in the submissions. We are keen to ensure the application can be presented to committee in August and would like to issue a timeframe to the Archaeological Contractor for their outstanding elements.

Kind regards

Laura

Laura Holland BA (Hons) MA MRTPI
Associate Director

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From: James Stannard <[REDACTED]>
Sent: 30 June 2026 11:36
To: Laura Holland <[REDACTED]>
Cc: Rachel Robinson <[REDACTED]>
Subject: RE: HPK/2026/0134 - Buxton Natural Mineral Baths

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Good Morning Laura

Having returned today from a couple of weeks leave I am just in the process of catching up on emails.

I note that further info was submitted for consideration last week and that an updated WSI will be forthcoming shortly.

We won't of course be able to take the application to Committee until these matters have been fully addressed and with Committee deadline being just a couple of days away your client should be made aware that it will be August before this application will be in a position to be determined, assuming that all matters have been satisfactorily dealt with.

Kind Regards

James Stannard Planning Officer
Development Services
High Peak Borough Council and Staffordshire Moorlands District Council
[REDACTED]

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From: Laura Holland <[REDACTED]>
Sent: 26 June 2026 10:47
To: James Stannard <[REDACTED]>
Cc: Rachel Robinson <[REDACTED]>; Steve Baker (Place)
<[REDACTED]>
Subject: FW: HPK/2026/0134 - Buxton Natural Mineral Baths

Hi James

Further to my previous email, please see attached the updated Archaeological Desk Based Assessment.

We are awaiting the method statement from the Archaeological Contractor to include within the updated WSI and hope to submit this to you asap.

Kind regards

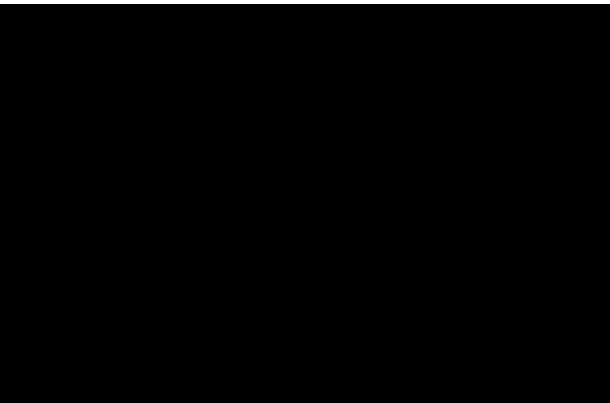
Laura

Laura Holland BA (Hons) MA MRTPI
Associate Director

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From: Laura Holland
Sent: 24 June 2026 13:17
To: Rachel Robinson <[REDACTED]>
Cc: James Stannard <[REDACTED]>
Subject: FW: HPK/2026/0134 - Buxton Natural Mineral Baths

Hi Rachel

I have received an out of office from James (returning on 30th June), so thought it would be best to forward this onto you for consideration in the meantime until James returns. If you need anything further please let me know.

Kind regards

Laura

Laura Holland BA (Hons) MA MRTPI
Associate Director

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From: Laura Holland
Sent: 24 June 2026 13:09
To: 'James Stannard' <[REDACTED]>
Subject: RE: HPK/2026/0134 - Buxton Natural Mineral Baths

Hi James

Further to the receipt of your email and consultation responses, please see attached the following documents which seek to address the points raised:

1. Heritage Statement Addendum
2. D5660(3)-01-D - Existing Location & Floor Plan
3. D5660(3)-10-E - Proposed Location & Floor Plan
4. D5660(3)-20-C - Proposed Typical Details

I trust this information addresses the concerns to allow a favourable recommendation. However, if you need any further detail or clarification please do not hesitate to contact me.

We now have an Archaeological Contractor onboard and they are preparing a Method Statement to allow the required updates to the WSI in line with the consultation response from DCC Archaeology. I hope to submit this to you asap. With this in mind, do you have a deadline for which you would need to receive this by in order to allow time to review/amend the conditions and take the application to the July Committee.

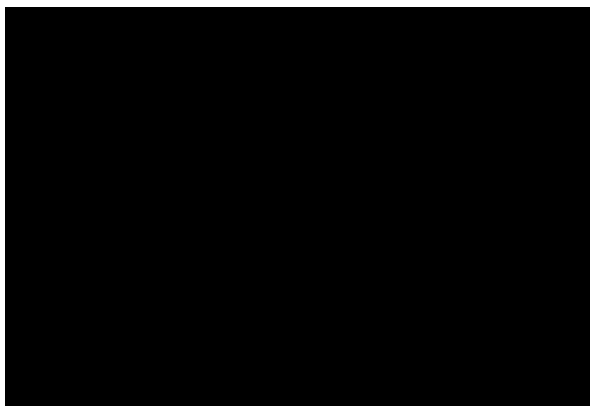
Kind regards

Laura

Laura Holland BA (Hons) MA MRTPI
Associate Director

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From: James Stannard <[REDACTED]>
Sent: 02 June 2026 09:41
To: Laura Holland <[REDACTED]>
Subject: RE: HPK/2026/0134 - Buxton Natural Mineral Baths

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Hi Laura

Thanks for agreeing to the extension of time.

Please find attached the latest consultation responses from Historic England, HPBC Conservation and DCC Archaeology.

I would be grateful if you would look to try and address the points raised by the Conservation Officer, so that we are able to progress the application in a positive manner.

Kind Regards

James Stannard Planning Officer
Development Services
High Peak Borough Council and Staffordshire Moorlands District Council



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From: Laura Holland <[REDACTED]>
Sent: 02 June 2026 09:36
To: James Stannard <[REDACTED]>
Subject: RE: HPK/2026/0134 - Buxton Natural Mineral Baths

Hi James

Many thanks for your reply. I can confirm agreement to the Extension of Time until 14th July.

Kind regards

Laura

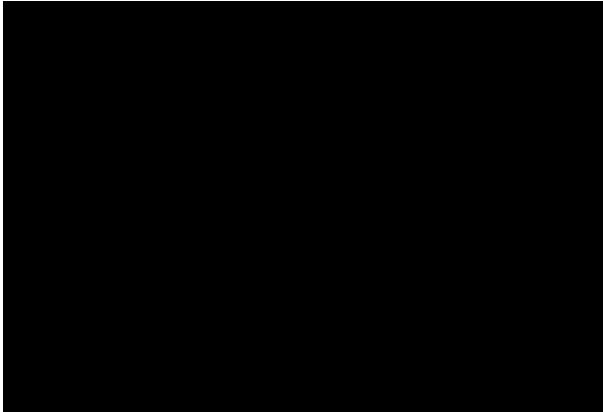
Laura Holland BA (Hons) MA MRTPI

Associate Director

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From: James Stannard <[REDACTED]>
Sent: 26 May 2026 11:10
To: Laura Holland <[REDACTED]>
Subject: RE: HPK/2026/0134 - Buxton Natural Mineral Baths

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Good Morning Laura

Thank you for submitting these documents last week.

I would anticipate that subject to any outstanding issues being addressed to the satisfaction of Historic England and the Council's Conservation Officer, the application will be taken to the July Committee meeting on Monday 13th July. As such, could you please confirm your agreement to an extension of time until Tuesday 14th July to allow the Decision Notice to be issued?

Kind Regards

James Stannard Planning Officer
Development Services
High Peak Borough Council and Staffordshire Moorlands District Council

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From: Laura Holland <[REDACTED]>
Sent: 21 May 2026 15:50
To: James Stannard <[REDACTED]>
Subject: RE: HPK/2026/0134 - Buxton Natural Mineral Baths

Hi James

Please see attached Certificate B including declaration. I can confirm that the attached Notice Form 1 and cover letter have also been sent to the Council.

If you require anything further please let me know.

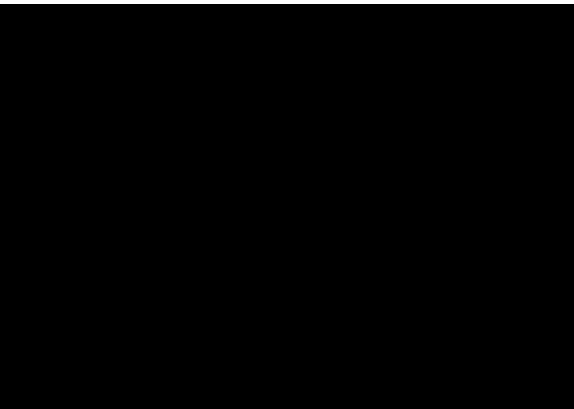
Kind regards

Laura

Laura Holland BA (Hons) MA MRTPI
Associate Director

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From: James Stannard <[REDACTED]>
Sent: 20 May 2026 12:38
To: Laura Holland <[REDACTED]>
Subject: RE: HPK/2026/0134 - Buxton Natural Mineral Baths

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Hi Laura

If Certificate B does need to be completed then we will need to allow 21 days consultation to expire from the date that this is submitted before I can finalise my report and recommendation. Given that the deadline for my report will be Thursday 4th June, there won't be sufficient time for this consultation period to conclude.

If you can please clarify and submit the Cert B as soon as possible if required, that would be helpful.

Regards

James Stannard Planning Officer
Development Services
High Peak Borough Council and Staffordshire Moorlands District Council
[REDACTED]

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From: Laura Holland <[REDACTED]>
Sent: 20 May 2026 12:34
To: James Stannard <[REDACTED]>
Cc: Rachel Robinson <[REDACTED]>
Subject: RE: HPK/2026/0134 - Buxton Natural Mineral Baths

Hi James

Many thanks for your email. I will raise the ownership issue with the applicant and come back to you asap to address this.

In terms of the planning committee dates do you have a cut off date for the June 15th committee? Would a re-consultation need to be carried out before this cut-off date, hence the July committee target?

Kind regards

Laura

Laura Holland BA (Hons) MA MRTPI
Associate Director

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From: James Stannard <[REDACTED]>
Sent: 19 May 2026 16:12
To: Laura Holland <[REDACTED]>
Cc: Rachel Robinson <[REDACTED]>
Subject: RE: HPK/2026/0134 - Buxton Natural Mineral Baths

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Hi Laura

Thanks for the email and amended Floor Plan which will be considered in due course.

One thing I have noted today from reviewing the supporting information is that you have completed Certificate A on the Application Form. However, it was my understanding that the Council are part owners of this site, and therefore Certificate B should be completed and notice served on HPBC.

Can you please confirm and address this procedural point?

If indeed the Council are part owners of this site, then the application will need to be determined by Development Control Committee which will most likely be taken to the July meeting.

Kind Regards

James Stannard Planning Officer
Development Services
High Peak Borough Council and Staffordshire Moorlands District Council

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From: Laura Holland <[REDACTED]>
Sent: 19 May 2026 14:32
To: James Stannard <[REDACTED]>
Cc: Steve Baker (Place) <[REDACTED]> Rachel Robinson
<[REDACTED]>; Planning (HPBC) <[REDACTED]>
Subject: FW: HPK/2026/0134 - Buxton Natural Mineral Baths

Hi James

Further to meeting Historic England and the Conservation Officer on site on 6th May, the proposals to retain the switch room as existing and not install white walling and resin flooring were discussed and it is the applicant's intention to go ahead with this amendment to the scheme. Therefore please see attached an amended floor plan which shows the switch room to remain as existing. The door will still need to be replaced to enclose the rest of the space so a hygiene door remains proposed to this room.

This will offer a degree of benefit for retaining an area of the Natural Mineral Baths as they exist and could offer an insight if there are any organised open days or public visits in the future.

In terms of the amendments for the WSI we are waiting for the archaeological contractor to come back to us. Once we have the details to fully update the WSI we will reissue this. We are still aiming for this to be submitted prior to the determination of the application to allow the relevant condition to be drafted as a compliance condition.

If you need any further detail at this stage or have any further feedback please do not hesitate to contact me.

Kind regards

Laura

Laura Holland BA (Hons) MA MRTPI
Associate Director

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From: Laura Holland

Sent: 29 April 2026 14:05

To: 'Steve Baker (Place)'

Planning (HPBC)

uk>

Subject: RE: HPK/2026/0134 - Buxton Natural Mineral Baths

Hi Steve

Many thanks for your email and comments on the WSI.

I have passed this onto our archaeologist to review and we are currently confirming contractors. Once we have the details to fully update the WSI we will reissue this to you/James asap.

Kind regards

Laura

Laura Holland BA (Hons) MA MRTPI
Associate Director

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From: Steve Baker (Place) <[REDACTED]>

Sent: 24 April 2026 14:54

To: Laura Holland <[REDACTED]>
[REDACTED]
[REDACTED]

Subject: RE: HPK/2026/0134 - Buxton Natural Mineral Baths

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Hi Laura,

Thanks for this. I am happy in principle with the proposal to 'pre-approve' the WSI and change the condition wording to compliance. However there are a few issues with the WSI as it stands:

1. 2.1.8 the contractor needs to be identified in order for the WSI to be approved, otherwise we will revert to the pre-commencement condition as previously recommended. Please insert details here and (later) names of proposed specialists and other responsible individuals
2. Your round-up of previous archaeological events is a contradictory in places – for example at 4.4.5 you quote the HER entry saying that “The site of the bath is given as 6 yards from the then 'Bathroom' which is probably now represented by the Natural Baths” but then at 4.4.6 “Today, the 'site' of the probable Roman baths is covered by the Georgian Crescent building”. 4.4.3 “construction of the Natural Mineral Baths is likely to have removed any traces of previous archaeological activity” is demonstrably false given the Roman finds beneath the pool floor in 1975 (4.5.4). You might therefore want to note these contradictions (at least) – I think we could probably conclude that the Roman ‘baths’ (whatever they were) were located on or close to the site of the Natural Baths given the presumed use of the same natural springs, and that although there will undoubtedly have been a great deal of 18th century truncation, there is still some potential for pockets of survival as demonstrated in 1975.
3. The methodology at 6.1.4 ff looks to be a standard monitoring methodology but some of the detail seems unlikely given the work is being carried out within the Natural Baths in

fairly close confines. Is it really proposed to use a mechanical excavator fitted with a flat-bladed bucket in here? Can you review this section please with details of how the contractor actually intends to dig these trenches? There should be provision for the excavation to revert to hand digging by the archaeologists if the trenches are into material that is potentially archaeological – i.e. not either modern hardstanding/rubble or natural clay/rock.

4. 7.2.4 you need to identify Buxton Museum as the receiving museum for any archive deemed to merit museum deposition, and should reference and provide to follow their deposition guidelines (I can provide a copy if you don't have them). Note the requirements for digital archiving (ADS) as per the guidelines, and that 'negative' results do not need archiving (report to HER and OASIS only).

If you can tweak accordingly and reissue for approval I'll be able to recommend a revised condition wording to James. @james.stannard@highpeak.gov.uk please note therefore that the WSI is not approved at the current time and that previous comments still apply – once we have an approved document I can recommend revised condition in relation to archaeology.

Best wishes

Steve Baker MA MCIFA | **Archaeologist** | Conservation, Heritage and Design | Place |
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CONTROLLED

From: Laura Holland [REDACTED]
Sent: 23 April 2026 12:25
To: [REDACTED]
Cc: Rachel Robinson [REDACTED]; Steve Baker (Place)
[REDACTED] Planning (HPBC) <[REDACTED]>
Subject: HPK/2026/0134 - Buxton Natural Mineral Baths

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Hi James

Ref: HPK/2026/0134 - Internal works to alter and extend the hygiene room system, removal of existing doors, removal of internal walls and below ground works to create 3 no. new drainage trenches – Buxton Natural Mineral Baths

Please see attached a copy of the Archaeological Desk Based Assessment (ADBA) and Written Scheme of Investigation (WSI) in relation to the above referenced application for Listed Building Consent for internal works at the Buxton Natural Mineral Baths.

As set out within the reports the WSI has been submitted as part of the application submission in order to address what would likely be the pre-commencement element of the expected Archaeological Works condition. We would therefore anticipate that the ADBA and WSI can be approved as part of the application process and that the Archaeological Works Condition would be in the form of a compliance condition, in order that the approved works can commence immediately following the grant of LBC.

I trust the above and attached is acceptable, but please let me know if you require any further information at this stage. I have also copied in Conservation Officer Rachel Robinson, and Steve Baker at Derbyshire County Archaeology.

Kind regards

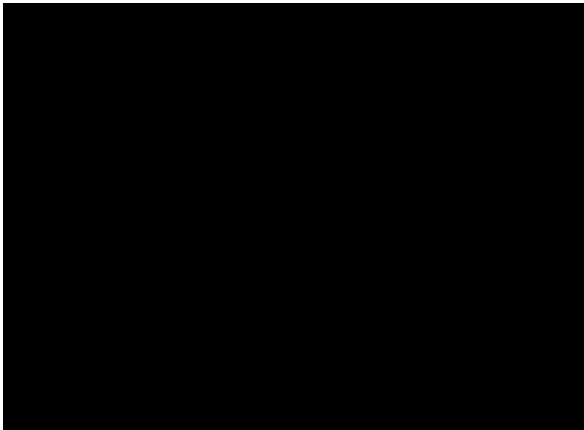
Laura

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Associate Director

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