

Conservation Team Advice

Date: 05/08/2026

Application Ref: HPK/2026/0032 (FULL) AND HPK/2026/0033 (LBC)

Site Address: 3 DEVONSHIRE HOUSE Bath Road, Buxton

Proposal: (FULL) Change of use from existing mixed-use property (10-Bed HMO & Class E) to form four 3-Bedroom Residential Apartments and related works.

AND

(LBC) Listed building consent for works facilitating the conversion from mixed-use property (HMO and Class E) to form 4 3-bedroom residential apartments. Works include alterations to internal layout, new conservation style rooflights, replace existing door with glazed windowpane, and upgrades to rear windows.

Heritage assets affected:		
Designated Heritage Asset(s):	☒	Grade II listed – number 1 – 6 Bath Road, and attached walls, railings and gates (List Entry no. 1259440) Buxton Central Conservation Area
Non-Designated Heritage Assets(s) (NDHAs):	☐	

Conservation Advice

Summary of Significance

No. 3 Bath Rd is part of a group listing, including numbers 1 to 6 Bath Rd. No. 3 was formerly no.s 3 and 4, now one property. They formed two of six town houses dating to the early 19th C. The row of town houses follows the curve of Bath Road as it joins West Road, forming a pleasing landmark structure at junction of Bath Rd, West Rd and Burlington Rd.

The application site is also located on a prominent corner within the Buxton Central Conservation Area. Buxton largely is characteristic for its Georgian and Victorian properties associated with the growth of the town as a spa town destination. The Listed row of town houses forms a well preserved example of such architecture and thus contributes positively to the character and appearance of the conservation area.

Assessment and Impact

The applications seek to convert the existing building (mixed use HMO and Offices) to

form four self-contained three-bedroom residential apartments. The proposed conversion will incorporate some associated works to facilitate the change of use.

Rooflights

The existing rooflights will be removed and 8 conservation rooflights to be installed. The inclusion of additional rooflights is acceptable subject to use of flush conservation rooflights.

Windows and doors

It is proposed to replace the existing metal windows to the rear elevation. replacing these non-original windows is considered acceptable. However, details of the fit and final appearance of the proposed windows and doors shall be confirmed via an appropriately worked condition to ensure that the architectural interest of the Listed building is maintained.

It is also proposed to remove the existing second doorway and reinstate glazing to the opening. Historic photos of the Listed building¹ show that each town house had three arches on the ground floor, one would house a set of double doors for access, while the other two had large two over two windows. The existing second doorway has previously been altered to form a smaller single door in the arch of the historical double doors. As such infilling with a glazed panel will reveal the historic adaption of the property.

Internal alterations

Plans show a number of internal walls to be removed and rearranged to form the four residential apartments. An internal inspection has demonstrated that these walls are part of the previous 20th century subdivision of the property. Therefore, there are no heritage objections to the proposed internal re-subdivision. Additional details are required in regard to the installation of new plumbing and soil pipes. Furthermore, details of appropriate ventilation to all bathrooms is required. Bathrooms without natural ventilation are typically subject to damp, which over a prolonged period of time would harm the fabric 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

¹ [Picture the Past - Bath Road and West Road, Buxton](#)

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).

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 conversion to form four residential apartments is not considered harmful to the special historical or architectural interest of the Listed Building, subject to appropriate conditions. Nor is it considered harmful to the character and appearance of the conservation area. If minded to approve the applications the following conditions are recommended.

Recorded conditions:

- 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.

Reason: To ensure and safeguard the recording and inspection of matter of historic importance associated with the building.

- 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 works shall thereafter be carried out only in accordance with the agreed details.

Reason: To preserve the special architectural and historic interest of the Listed Building.

- No trickle vents shall be inserted into the windows and doors hereby approved.

Reason: To preserve the special architectural and historic interest of the Listed Building.

- Prior to any works relating to the installation of any new bathrooms hereby approved, plans and detailed specifications of all internal plumbing routes and external foul drainage pipes shall be submitted to and agreed in writing by the Local Planning Authority. The works shall thereafter be carried out only in accordance with agreed details.

Reason: To preserve the special architectural and historic interest of the Listed Building.

- Prior to any works relating to the installation of any new bathrooms hereby approved, plans and detailed specifications for the provision of appropriate ventilation for all bathroom hereby approved shall be submitted to and agreed in writing by the Local Planning Authority. The works shall thereafter be carried out only in accordance with agreed details.

Reason: To preserve the special architectural and historic interest of the Listed Building.

- No works to install an intercom system relating to the development hereby approved shall take place until a detailed scheme, including method statement for the installation of the intercom system has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in strict accordance with the approved details and prior to any first occupation of the development.

Reason: To preserve the special architectural and historic interest of the Listed Building.

- Prior to the installation of the rooflights hereby approved, plans and a detailed specification of the rooflights shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in strict accordance with the approved details and prior to any first occupation of the development.

Reason: To preserve the special architectural and historic interest of the Listed Building.

Conservation Officer: Rachel Robinson
High Peak Borough Council