

Conservation Team Advice

Date: 21/08/2026

Application Ref: HPK/2026/0296 (FULL) AND HPK/2026/0297 (LBC)

Site Address: 87 Green Lane, Buxton

Proposal: Proposed refurbishment, alteration and extension to dwelling
AND

Listed building consent for proposed refurbishment, alteration and extension

Heritage assets affected:		
Designated Heritage Asset(s):	☐	Grade II – 87 Green Lane and Attached Walls (List Entry No. 1259247) Grade II – 85 Green Lane and Attached Outbuilding and Garden walls (List Entry No. 1259242) Buxton College Conservation Area
Non-Designated Heritage Assets(s) (NDHAs):	☐	

Conservation Advice

Summary of Significance

The application relates to 87 Green Lane a Grade II Listed Building located within the Buxton College Conservation Area. 87 Green Lane is a detached farmhouse c.1800. The building is a whitewashed rubble construction with stone slate roof. The dwelling is located within the Buxton College conservation area, next to the Grade II Listed 85 Green Lane. The pair of Listed Buildings are located at the end of a single track, however, are also visible from the Poole Cavern car park and Public Right of Way (PRoW) no. 61.

The Buxton Conservation Area Character Appraisal makes reference to no. 85, 87 and 89 Green Lane. “The three 17th century cottages at the back of the Poole’s Cavern car park, purported to be the remains of the hamlet of Buxton-le-Grene, are small in scale and supported only a smallholding. They have a very unusual relationship to Green Lane, and may have been originally built as quarry workers cottages, encroachments onto the early route up the hill, and the same may be true for No.105 Green Lane. They are recorded as having been in use as an estate office by the Duke of Devonshire at one

time, as well as a court room, and a Masonic lodge.”

Assessment and Impact

The applications seek to refurbish and extend the Grade II Listed 87 Green Lane. The application is a resubmission of the expired HPK/2019/0196 and HPK/2019/0209. These previous applications were found to be acceptable subject to conditions at the time of determination in 2021. The current applications are exact replicas of the previous approval, as such there are no new concerns raised in regard to heritage impact.

The applications have submitted additional information in order to satisfy the conditions previously required. The details submitted in respect to these conditions have been addressed below.

HPK/2019/0196 Condition	Comments
3. Prior to the final repair/replacement including treatment of all walls, floors, internal walls and ceilings, and provision of services full details and a schedule of works shall be submitted to and agreed in writing by the Local Planning Authority. The work shall be completed in strict accordance with the agreed details.	Document(s) submitted: 85 and 87 Green Lane Specification 3038-3004 GF Prop Detail 3038-3005 1F Prop Detail 3038-3006 Elevations Prop Detail 3038-3007 Staircase details The above details were previously found to be acceptable and discharged under DOC/2024/0118 on the 12/12/2024. As these details remain consistent the above details should be secured via an appropriate compliance condition.
4. No development shall take place other than in accordance with the Written Scheme of Investigation prepared by Jessop Consultancy date 25.08.2021 and Written Scheme of Investigation for Historic Building Recording and an Archaeological Watching Brief by Jessop Consultancy date 25.08.2021. Furthermore, the development shall not be occupied until the site investigation and post investigation reporting has been completed in accordance with the programme set out in the archaeological Written Scheme of Investigation or as part of a timetable to be	Condition 4 was a pre-occupation compliance condition for the completion and implementation of the previously approved WSI. This condition should be retained, unless evidence is provided by the applicant to demonstrate that these terms have been complied with.

agreed in writing by the LPA, and the provision to be made for publication and dissemination of results and archive deposition has been secured.	
5. No works shall commence, other than the urgent works specified in the structural survey (October 2019), until samples of the materials to be used on all the external surfaces of the works hereby permitted, have been submitted to and approved in writing by the Local Planning Authority. The work shall be completed in strict accordance with the agreed details.	Document(s) submitted: 3038-06-01 87 Green Lane Materials Schedule The above details were previously found acceptable and discharged under DOC/2025/0019 on the 13/06/2025. As these details remain consistent the above details should be secured via an appropriate compliance condition.
6. Repairs to external stonework shall match the original dimensions, colour, texture, coursing and lime wash finish remaining wall. A sample panel shall be provided on site for inspection prior to the lime wash being applied to the building and shall be approved in writing by the Local Planning Authority. Works shall be completed in strict accordance with the agreed details.	No details have been received in relation to condition 6 of HPK/2019/196. As such it is recommended that these condition be retained. However, the following rewording is suggested for clarity: Repairs to external stonework shall match the original dimensions, colour, texture, coursing and lime wash finish remaining wall. Prior to the application of any new or replacement lime wash to the building, a sample panel shall be provided on site for inspection and shall be approved in writing by the Local Planning Authority. Works shall be completed in strict accordance with the agreed details.
7. No works shall commence, other than the urgent works specified in the structural survey (October 2019), until full details, including finish, of the external timber doors have been submitted to and agreed in writing by the Local Planning Authority. The work shall be completed in strict accordance with the agreed details	Document(s) submitted: 3038-4005-DOOR DETAILS The above details were previously found acceptable and discharged under DOC/2025/0054 on the 19/06/2024. As these details remain consistent the above details should be secured via an appropriate compliance condition.
8. No works shall commence, other than the urgent works specified in the structural survey (October 2019) until a plan of all	Document(s) submitted: 3038-4004-WINDOW DETAILS

windows including cross sections of glazing bars, and their proposed finish, all to a scale not less than 1:10 has been submitted to and approved in writing by the Local Planning Authority. The work shall be completed in strict accordance with the agreed details.	The above details were previously found acceptable and discharged under DOC/2025/0054 on the 19/06/2024. As these details remain consistent the above details should be secured via an appropriate compliance condition.
9. No development shall commence on site, other than the urgent works specified in the structural survey (October 2019), until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include: ...	Document(s) submitted: 3038-3104-Landscaping Layout as Proposed The above details were previously found acceptable and discharged under DOC/2023/0069 on the 05/08/2024. It is recognised that the plan reference number has been altered for the current submission, however, these details have been reviewed and appear to be consistent with those previously found acceptable. Therefore, the above details should be secured via an appropriate compliance condition.
12. No works shall commence, other than the urgent works specified in the structural survey (October 2019) until a recording specification for all historic fabric to be removed / demolished has been submitted to and approved in writing by the Local Planning Authority and the approved recording shall be carried out and the provision to be made for publication and dissemination of results and archive deposition shall have been secured.	Document(s) submitted: E37 85 and 87 Green Lane WSI - HBR WB (v1.0) (dated June 2026) The submitted WSI proposes to undertake a Level 3 Building Record including a photographic record, measured floor plans, descriptive account of the exposed historic fabric, and a photogrammetric plan of the flagstone prior to removal. The methodology outlined in section 6 of this document is found to be acceptable in accordance with the scale of works proposed. All resulting documents will be deposited with the Buxton Museum, the Archaeological Data Service and the Derbyshire Historic Environment Record. This is considered to be acceptable, as such there are no heritage objections to these details being secured via an appropriately worded compliance condition.

	The submitted document also details proposals for below ground archaeological monitoring. These details must be found acceptable by the Derbyshire County Council Archaeological Team prior to acceptance of the above document.
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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 (August 2026)

HE5: Assessing effects on heritage assets

1. Development proposals affecting heritage assets should be accompanied by an assessment of the significance of the assets affected (including any contribution made by their setting) and of the potential effect of the proposal on their significance. The level of detail should be proportionate to the assets' importance and no more than is necessary to understand the potential effect of the proposal on their significance. The relevant historic environment record should be referred to in making this assessment, and appropriate expertise employed where necessary.

2. Assessments of the potential effects of development proposals on the significance of heritage assets (including through effects on their setting) should identify whether proposals would be likely to:

- a. Have a positive effect, which is where the significance of a heritage asset would be enhanced, or better revealed; or
- b. Have no effect on the significance of a heritage asset; or

- c. Result in harm to the significance of a heritage asset, either from work affecting the asset itself or from development within its setting. The degree of harm should be identified: substantial harm would occur where the development proposal would seriously affect a key element of the asset's significance; or
- d. Cause the total loss of the significance of a heritage asset.

HE6: Proposals affecting designated heritage assets

1. When considering the potential effect of a development proposal on the significance of a designated heritage asset, substantial weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential effect amounts to a positive effect, harm, substantial harm, or total loss of its significance.

2. Development proposals which would have a positive effect on a designated heritage asset should be supported.

4. Where a development proposal would harm the significance of a designated heritage asset the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal. Important public benefits can include securing the long-term reuse of a vacant or underused listed building, and enabling energy efficiency and low carbon heating measures to be employed.

HE9: Conservation areas

1. Development proposals within or affecting the significance of conservation areas should:

- a. Retain and conserve buildings and other features which make a positive contribution to the character or appearance of the conservation area where possible; and
- b. Consider the area's special architectural or historic interest (as identified as part of the designation of the conservation area) in the design of development.

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, there are no heritage objections to the proposed refurbishment of grade II listed 87 Green Lane. The submission has included sufficient details to satisfy conditions 3, 5, 7, 8,9 and 12 previously required for HPK/2019/0196. However, conditions 4 and 6 previously applied to HPK/2019/0196 remain required in order to ensure that the historical and architectural special interest of the Listed Building is retained as outlined above.

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