

Conservation Team Advice

Date: 24/08/2026

Application Ref: HPK/2026/0272

Site Address: The Old Post Office Apartment 4, 9 The Quadrant , Buxton

Proposal: Variation of condition 2 relating to HPK/2014/0626 minor alterations to the ground floor layout

Heritage assets affected:		
Designated Heritage Asset(s):	☒	Grade II – The Quadrant (List Entry No. 1257833) Buxton Central Conservation Area
Non-Designated Heritage Assets(s) (NDHAs):	☐	

Conservation Advice

Summary of Significance

The proposal would involve alterations to a Grade II listed building, which is situated in Buxton Central Conservation Area.

1-9 The Quadrant (Grade II) is a row of shops dating c.1860 with 20th century alterations. The buildings are 3-storeys, stepped and curved along the street and constructed in stone with slate roof. The buildings have symmetrical facades with 3-light windows to first and second floor and rusticated pilasters. The significance of the buildings relates to their illustrative eclectic mix of Neo-Classical detailing and association with the continued expansion of Buxton in the Victorian period.

Buxton Central Conservation Area was designated for its predominant association as a planned spa town settlement implemented by the principal landowners – the Dukes of Devonshire – from late-18th century. The central part of the town is characterised by its high proportion of Georgian and Victorian buildings, association with select group of notable architects, cohesive design of buildings and high-quality parks and landmarks. The development site makes a positive contribution to the area's character and appearance.

Assessment and Impact

The application seeks to vary the internal layout of apartment 4 previously approved

under HPK/2014/0626. The proposed changes include subdivision of storeroom into two, including addition of new door, creation of internal lobby and storeroom in garage, and enlarge the staircase lobby.

The proposed works will not include the demolition or alteration of any historical internal walls. All internal walls to be altered are of a modern construction. As such there are no heritage objections to the addition or removal of walls proposed.

The Heritage Statement Addendum submitted states that all proposed changes are internal. However, plans show some additional alterations to the external windows and door in particular there is reference to a new garage door, and the entrance door is shown as a single door, rather than the approved double doors. As such clarity is required in regard to how the proposal will affect the external appearance of the building due to the inconsistencies in the submitted information.

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.

3. Any harm to a designated heritage asset will be a matter of considerable importance and weight, which should be dealt with in accordance with paragraphs 4 to 6 of this policy.

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 2007)

Conclusions and Recommendations

In summary, the application lacks details of the external changes indicated on the submitted floor plans. In the absence of details or plans to confirm how the proposed alterations will alter the external appearance of the Listed Building, the impact of the proposal upon the special architectural interest of the Listed Building cannot be determined. In the absence of sufficient information to determine heritage impact, the application cannot be supported.

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