

Conservation Team Advice

Date: 25/08/2026

Application Ref: HPK/2026/0286(LBC) AND HPK/2026/0291(FULL)

Site Address: 17 Broad Walk, Buxton

Proposal: (FULL) Part retrospective application for Re-tile the rear paved garden
 Remove the ramp and partial tarred covering and replace with a tiled path and gravel
 Removal of existing cables hanging from the building and repainting of the front door in a heritage colour.

AND

(LBC) Listed building consent for 1.) Re-tile the rear paved garden adding a improved drainage to the existing drainage system on the back 2.) Remove the ramp and partial tarred covering outside the entrance to the flat and replace with a tiled path and gravel to recreate the original lawn. Note: This also entails the removal of existing cables hanging from the building and repainting of the front door in a heritage colour.

Heritage assets affected:		
Designated Heritage Asset(s):	☒	Grade II – 16 and 17 Broad Walk (List Entry No. 1259423) Buxton Central Conservation Area 15 Lamp Standards Along Nort West Side of Broad Walk (List Entry No. 1259390) Grade II* - Pavilion Gardens (List Entry no. 1000675)
Non-Designated Heritage Assets(s) (NDHAs):	☐	

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Summary of Significance

The site relates to Grade II listed 17 Broad Walk. 17 Broad Walk is part of a group listing with the semi-detached 16 Broad Walk. The pair of villas are characteristic of Broad Walk and can be prominently viewed from the public path along Broad Walk. No. 17 has previously been subdivided into 3 flats. The ground floor flat includes basement access.

The site is also located within the setting of the Grade II* listed parks and gardens

(Pavillion gardens) and within the Buxton central conservation area. The Buxton Central Conservation Area is characterised by its high proportion of Georgian and Victorian buildings. 17 Broad Walk was constructed as part of the first phase of Victorian development in Buxton. The Buxton character area appraisal (pg 14) states: “Between 1848 (the date of the Tithe map) and 1879 (the date of the first Ordnance Survey map) the town underwent the most prolific and radical amount of development under the 6th & 7th Dukes of Devonshire. This period of 30 years represents the main period of development within the conservation area. From 1848-1859 there were several large houses built within The Park, the Quadrant was built and Hardwick Street was developed. By 1879 large areas had been completely developed on “greenfield” sites – Devonshire Park and the whole of the hillside between Higher Buxton (the market place) and the houses running along Broad Walk. The estate looked far ahead in setting out roads and developing public parks.”

Assessment and Impact

The applications seek partly retrospective consent for hard landscaping works to the front and rear of 17 Broad Walk, on land serving the ground floor flat of no. 17. To the front facing Broad Walk a concrete ramp and asphalt parking area has been removed, it is proposed to replace this with a gravel outdoor and parking area with a raised tiled path leading onto Broadwalk. To the rear, concrete slabs have been removed. It is proposed to replace these with tiles and a step.

Re-tile the rear paved garden adding a improved drainage to the existing drainage system on the back

The area of concrete paving to the rear forms a recessed terrace which is not readily visible from the public domain. Furthermore, the concrete paving is not considered original and thus its loss is considered inconsequential. Officer site visit demonstrated that the replacement hard standing is a grey stone tile. These tiles have a modern appearance, while referencing the probable use of stone flags in this space historically. As such the proposed alteration is considered to be a neutral change from the previous concrete slabs, therefore has no impact upon the heritage assets (NPPF Policy HE5 2b).

Remove the ramp and partial tarred covering outside the entrance to the flat and replace with a tiled path and gravel

The concrete ramp and asphalt were a modern addition to the property, which were not considered to enhance the significance of the Listed Building. Officer site visit demonstrated that the proposed tiles are a checkered white and black tiled path. Decorative geometric tiled paths were popular in Victorian design, although are not common within Buxton. The tiles laid are larger tiles with a geometric pattern printed onto the tile, rather than smaller multi coloured tiles laid in a geometric form as was typical of Victorian tiling. As there is no evidence that such a tiled path was ever in place, as such it is not considered an enhancement of the Listed Building. However, the path is

considered to be of an architectural style more in keeping with the Listed Building than the previous concrete ramp, while appearing as a modern addition due to the use of building materials. On this basis the proposed path is considered not to harm the Listed Building, or Conservation Area.

Removal of existing cables hanging from the building and repainting of the front door in a heritage colour

The applications state that the front door will be painted in a heritage colour and that redundant cables will be removed from the building. The removal of cables is considered to be general maintenance which will not affect the Listed Building.

However, no details have been provided in regard to what colour the front door will be painted. As such a condition requiring details of the proposed colour is required prior to repainting to ensure that an appropriate colour is selected.

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.

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.

2. Not all elements of a conservation area will necessarily contribute to its significance. Where a development proposal would result in the loss of a building or other element which contributes to the character or appearance of a conservation area that is desirable to conserve, the assessment of impact should take into account the relative significance of the element affected and its contribution to the significance of the conservation area as a whole, and the effects of this considered in accordance with policies HE5 and HE6.

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 applications seek part retrospective consent for external hard landscaping. As outlined above these works are considered not to harm the heritage assets. In terms of planning policy this is considered to be no effect (NPPF HE5 2b). As such there are no heritage objections subject to recommended condition:

- Prior to repainting the front door the details of the colour shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with these details.

Reason: In order to safeguard the special architectural or historical appearance of the Listed Building in accordance with Policy EQ7 of the High Peak Local Plan (2016)

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