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From: planningcomments@highpeak.gov.uk
Sent: 03 September 2026 09:57
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

Application Reference No. : HPK/2026/0252 Site Address: 3 Flat 2 Hardwick Square West Buxton Derbyshire SK17 6PX Buxton Comments by: Peter TaylorN/A

From:

5
Hardwick Square West
Buxton
Buxton
Derbyshire
SK17 6PX

Phone: [REDACTED]

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Submission: Objection

Comments: Number 3 Hardwick Square West (H.S.W) sits on the East side of H.S.W. (which comprises 4 medium / large stone built, slate roofed Victorian semi-detached houses).

Other buildings situated in this stretch of road are at either end and form part of either Hardwick Square South or Hardwick Square North; side elevations only to H.S.W.

H.S.W. is situated entirely in 'Hardwick Conservation Area' which was designated on 11th September 1989 and extended on 20th March 2007.

These properties when built would have featured single glazed, wooden framed sash windows to each aspect.

Currently (prior to the recent, unauthorised installation of casement windows fitted to no. 3 H.S.W.) numbers 1 - 5 H.S.W. all feature sash windows to all aspects. Number 7 however has U.P.V.C./ Aluminium windows believed to have been fitted in the early / mid 1980's. Therefore before the creation of the conservation area.

Both Numbers 1 and 5 have undergone extensive window replacements in the last 16 years. The owner / occupiers both liaising closely with High Peak Borough Council were authorised to replace the existing windows with double glazing; they were instructed to place wooden framed sash windows to the front rooms of the properties (in keeping with the conservation area) and permitted to have U.P.V.C. framed sash windows; in the case of no.5 to the rest of the side and rear aspects; in the case of no.1 at the side behind the rear wall and to the rear aspect. This was clearly stipulated by the council, even though number five, prior to updating, had four casement windows fitted, two to the front, one to the side and one to the rear aspect. The side casement window being almost a mirror image of the furthest forward window subject of this application (both of the windows at no.3 and no.5 are partly obscured by their respective building line). The enforcement of this policy clearly added extra expense in both replacing and maintaining the windows for the respective owners.

The two windows subject to the application are in clear view of H.S.W. although one, as previously stated, is partially obscured by the building line. There is clearly NO precedent of local buildings having been authorised to fit casement windows. There are however clear precedents with regard to this matter; which were closely monitored and thoroughly enforced by the Council, with inspections prior to and at the conclusion of the projects at number 1 and number 5 H.S.W. (immediately adjacent houses to number 3).

I can therefore see no acceptable reason to deviate from this, so far, enforced policy. Windows placed in breach of the conservation rules should not be accepted as any form of precedent.

I consider that as most of the side aspect windows of number three are in very poor condition that the replacement of the two windows listed in the application and installed without authorisation were fitted in the hope that there would be no objection and the owners could claim a precedent to replace the remainder of the windows in a similar style.

This appears to be evidenced by the comment '...doesn't make any significant difference to the fabric or the area considering there are several properties with similar windows locally.' in the application. This building is managed by a local estate agent who will have clear knowledge of the conservation area and the regulations.

Submitted for consideration.

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