

DELEGATED DECISION REPORT

HPK/2026/0272
Valid 13/07/2026

THE OLD POST OFFICE
APARTMENT 4
9 THE QUADRANT
BUXTON

VARIATION OF CONDITION 2
RELATING TO HPK/2014/0626
MINOR ALTERATIONS TO THE
GROUND FLOOR LAYOUT

(LISTED BUILDING CONSENT -
ALTERATION)

MAIN ISSUES

- Impact upon the Listed Building

DESCRIPTION OF SITE

The application site refers to The Old Post Office Building which is a Grade II listed building and has since been converted into an apartment complex. The site is located on The Quadrant, within the defined settlement boundary of Buxton, The Buxton Central Conservation Area and within the Buxton defined Town Centre area.

The Listed description describes the site as:

Originally a row of shops with offices above. c1860, extended 1905, with late C20 alterations. Dressed gritstone with ashlar dressings and Welsh slate roofs with grouped stone stacks. Eaves band and moulded eaves cornice.

EXTERIOR: 3-storeys, Stepped street front has 9 windows with curved single window ends and 2 window returns, that to left now 6 windows. Facade divided by tall pilaster strips with vermiculated rustication and curved brackets to ground floor and eaves. 9 varied shop fronts, mostly renewed C20. Tall 3-light mullion windows to first floor with tooled ashlar surrounds, and 3 round headed lights above also with tooled surrounds keystones and projecting sills on stone brackets. Most windows have original casements. Curved entrance at bottom right has doorway with Tuscan Doric columned surround with entablature, above single window and above again single round headed window. Right return has 2 similar windows on the upper floors and a glazed single storey addition of 1905 below with ornate iron parapet. Curved bay at top left has 3-light mullion window to ground floor and single windows above, left return has 6 single windows in similar tooled surrounds

PROPOSAL

This application seeks to vary Condition 2 (Approved Plans) of a previously approved Listed Building Consent application (ref. HPK/2014/0626) via Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The proposed variation includes alterations to the approved plans to subdivide the existing laundry area to create two separate store rooms, each allocated to a separate apartment. The supporting Heritage Addendum identifies that the subdivision will utilise stud partition walls.

The proposals also seek to create a small store room within the existing garage to create additional storage for one of the apartments again utilising stud partition walls matching other internal wall elements.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
EQ 6 Design and Place Making
EQ 7 Built and Historic Environment
CF 6 Accessibility and Transport

Supplementary Planning Guidance/Documents

Residential Design (2005)
High Peak Design Guide (2018)

National Planning Policy Framework

Section 14: Achieving Well-Designed Places
Section 20: conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2014/0334: Listed Building Consent for the display of advertisements
(Approved 23/09/2014)

HPK/2014/0357: Proposed change of use of part of first floor, Second floor, and third floor from B1 (office) to c3 (self contained units), alterations and external improvements (Approved 09/10/2014)

HPK/2014/0386: Listed Building Consent for proposed change of use of part of first floor, Second floor, and third floor from B1 (office) to c3 (self contained units), alterations and external improvements (Approved 09/10/2014)

DOC/2014/0067: Proposed discharge of condition 3 (Approved 15/09/2014)

DOC/2014/0085: Discharge of Conditions relating to HPK/2014/0357 (Approved 05/01/2015)

DOC/2014/0089: Discharge of Conditions relating to HPK/2014/0386 (Approved 05/01/2015)

HPK/2014/0625: Form new first floor area within existing building & External Alterations on the East Elevation. Change of Use of Part of the Ground Floor to Laundry Room/Storeroom and Garage and Part of First Floor (including New First Floor Area) to one Residential Apartment & External Site Alterations/Improvement to Existing Amenity Land (Approved 23/01/2015)

HPK/2014/0626: Listed Building Consent to Form new first floor area within existing building & External Alterations on the East Elevation. Change of Use of Part of the Ground Floor to Laundry Room/Storeroom and Garage and Part of First Floor (including New First Floor Area) to one Residential Apartment & External Site Alterations/Improvement to Existing Amenity Land (Approved 23/01/2015)

DOC/2015/0025: Discharge of Conditions 6 & 7 re. HPK/2014/0625 (Approved 15/05/2026)

DOC/2015/0026: Discharge of Conditions 6 & 7 re. HPK/2014/0626 (Approved 15/05/2026)

HPK/2015/0362: Installation of additional two windows opening on north elevation (Approved 07/09/2026)

HPK/2015/0363: Listed Building Consent Installation of additional two windows opening on north elevation (Approved 07/09/2026)

DOC/2015/0098: Discharge of conditions 3 & 4 re. HPK/2015/0362 (Approved 08/10/2015)

DOC/2015/0099: Discharge of conditions 3 & 4 re. HPK/2015/0363 (Approved 08/10/2015)

DOC/2016/0069: Discharge of Conditions 3, 4 re. HPK/2015/0626 (Approved 21/09/2015)

DOC/2016/0070: Discharge of Conditions 3, 4 & 5 re. HPK/2015/0625 (Approved 21/09/2015)

DOC/2021/0014: Discharge of Condition 4 re. HPK/2014/0357 (Approved 21/06/2021)

NMA/2026/0014: Non material amendment relating to HPK/2014/0625 - Division of laundry room on ground floor into two store rooms, store room created within the garage (Withdrawn 09/07/2026)

CONSULTATIONS

Publicity

Site Notice expiry date: 25/08/2026

Neighbour consultation period ends: 06/08/2026

Press Advert: 20/08/2026

Public Comments

No public comments received.

Buxton Civic Association Comments

No objection.

Conservation Officer

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.

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.

Updated comments 07.09.2026

The previous holding objection is withdrawn. An initial look seems to show that details do match in terms of external appearance, therefore, I assume we will update the previous 2014 conditions to being compliance with previously approved DOC details.

Historic England

No comment

Derbyshire County Council Archaeology

Thank you for consulting on the above planning application. I advise that the proposals will have no archaeological impact.

Derbyshire County Council Highways

Based on the submitted plan(s), the Local Highway Authority (LHA) have no objection to the variation to condition 2 (approved plans) as applied for.

OFFICER COMMENTS

Principle of Development

The application proposes a Section 19 material amendment application pursuant to extant planning permission reference HPK/2014/0626. Therefore the principle of the development has already been established and agreed via this consent and therefore this application does not provide the opportunities to review or re-assess the principle of development.

The extant permission has already been deemed to be acceptable in principle. The main considerations in this application relate to whether the design is appropriate, the impact upon the listed building and whether an amenity issues would arise as a result of the proposed changes.

Design and impact upon the Listed Building

Policy S1 states that new development will be expected to make a positive contribution towards the sustainability of communities and where possible enhancing the environment which would be achieved by, inter alia, securing high quality and locally distinctive design.

Policy EQ6 states that all development should be well designed and of a high quality and that this will be achieved by requiring development to be well designed to respect the character of the townscape, and requiring development to contribute positively to an areas character, identity and history in terms of scale, height, density, layout, appearance, materials and relationship with adjacent buildings.

EQ7 states that "The Council will conserve heritage assets in a manner appropriate to their significance. This will take into account the desirability of sustaining and enhancing their significance and will ensure that development proposals contribute positively to the character of the built and historic environment in accordance with sub area strategies S5, S6 and S7."

The Conservation Officer has reviewed the submitted supporting information and had raised that whilst the proposals stated that no external changes were proposed the submitted plans did show some variations particularly to the garage door and entrance door. However following a review of the extensive planning history and as stated by the agent these changes were approved under HPK/2014/0626 and the various subsequent approvals of discharge of condition application since the original application was approved. The plans do match those as submitted under the latest discharge of condition approval and there it is deemed that this matter has been satisfied.

With regards to the proposed works themselves as proposed under this application, the development seeks to add partition wall elements to create additional storage areas for the future occupiers of the flatted complex.

The proposed works are wholly internal and as such would not have any detrimental impact upon the character of the Conservation Area or the historic character of the external appearance and design of the Listed Building.

These subdivisions would create an additional storeroom, lobby, garage store and would enlarge the staircase lobby. The proposed works would not involve the demolition or removal of any original historic fabric and seek solely to erect stud partition walls to match existing partition wall elements previously approved under application HPK/2014/0625 and HPK/2014/0626.

The Conservation Officer has reviewed the submitted plans and has confirmed that “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.”

Therefore given the resolution regarding the plan details and the removal of the Conservation Officers holding objection it has been assessed that the proposals would not result in any harm to the character of the listed building and would continue to sustain its historic nature.

Thus the proposed works are in compliance with Local Plan Policy EQ7 and national policy detailed within the NPPF.

CONCLUSION / PLANNING BALANCE

In conclusion the proposed variation of Condition 2 regarding application reference HPK/2014/0626 (Approved Plans) is considered to be acceptable with regards to design, amenity and the impact upon the Listed Building. Therefore the proposal is considered to comply with relevant local and national planning policy and is recommended for approval.

OFFICER RECOMMENDATION : Approval

Case Officer: Stuart Talbot

Recommendation Date: 07/09/2026

X 

Signed by: Jane Curley

On behalf of High Peak Borough Council