

## Conservation Team Advice

**Date:** 11/09/2027

**Application Ref:** HPK/2026/0301

**Site Address:** 14 Green Lane, Buxton

**Proposal:** The proposal comprises the remodelling and extension of the existing semi-detached dwelling, including the demolition of the existing conservatory, construction of a single-storey rear extension, construction of a three-bay carport with ancillary accommodation above, and associated internal alterations.

| Heritage assets affected:                         |                                     |                                  |
|---------------------------------------------------|-------------------------------------|----------------------------------|
| <b>Designated Heritage Asset(s):</b>              | <input checked="" type="checkbox"/> | Buxton College Conservation Area |
| <b>Non-Designated Heritage Assets(s) (NDHAs):</b> | <input type="checkbox"/>            |                                  |

## Conservation Advice

### Summary of Significance

14 Green Lane is located within the Buxton College Conservation Area, which has a varied character made up of Victorian Houses and later highly individual Arts and Crafts houses. The conservation area character appraisal (pg 99) states:

*The character of Green Lane has two distinct identities. The early part to be developed has some surviving street trees and is mainly lined by coursed gritstone walls with chamfered copings. Additional privacy is maintained through a dense hedge of privet above the wall. The Victorian buildings are of high quality, mainly semi-detached three-storey villas. Beyond Netherdale (no.16) and No.15 opposite, the street changes in character. The boundary walls change to mainly limestone rubble, both mortared and drystone, with a wide assortment of copings. The coursed gritstone walls reappear near Robertson Road. The houses were developed much later and range from turn of the century Arts and Crafts inspired houses, to very recent 20th century houses.*

14 Green Lane is from the earlier portion of Green Lanes development and is highly characteristic of the three-storey semi-detached villas built during the Victorian expansion of Buxton. The dwelling retains its original boundary wall with manicured hedges behind to provide additional privacy and soften the boundary treatments. Overall the dwelling has a positive contribution to the conservation area

**Assessment and Impact**

The application seeks consent for a side and rear extension. The proposed side extension will form a three bay car port, with steep roof pitch, incorporating three dormer windows to serve a lounge, and two bedrooms at first floor level. To the rear the car port would have a large, windowless timber clad dormer to provide additional internal height. The existing rear extension is also proposed for demolition, to be replaced with a large single storey extension finished in vertical timber cladding with an asymmetrical pitched roof.

The width of the existing house is approx. 12m, the proposed car port would add an additional approx. 9m in width to the dwelling. This is considered to be disproportional in size and would significantly unbalance the pair of semi-detached dwellings. The width and height of the proposed carport would fail to appear subordinate to the host dwelling and would markedly disrupt the harmony afforded to no. 14 and 16 Green Lane. This is considered to have a harmful impact upon the character and appearance of the conservation area.

Owing to the proposed height of the car port it would be visible from the street scene over the existing boundary treatments. When approaching from the north-east along Green Lane the timber clad gable elevation will be visible to the public. Timber cladding is not characteristic of the host dwelling, nor is it characteristic of the High Peak (High Peak Design Guide 2018 para 7.25). The view of timber cladding to the side elevation is therefore, considered to have a harmful impact upon the character and appearance of the conservation area.

The existing rear extension is a discreet size, of a character and design in keeping with the conservation area. The proposed larger extension is not of a character or design in keeping with the surrounding historic built environment. The asymmetrical roof, disproportionately large footprint and timber clad finish conflict with the architectural style of the host dwelling and surrounding street scape. Therefore, the rear extension cannot be supported within the conservation area.

**Legislation and Policy**

Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990

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 Conservation Areas character Appraisal (Adopted April 2007)
- High Peak Design Guide (SPD) (Adopted 2018)

#### **Conclusions and Recommendations**

In summary, the proposed extension is considered to be disproportionately large, resulting in an unbalancing of the existing Victorian Semi-detached properties.

Furthermore, the proposal would introduce materials of which are not characteristic of the host dwelling or the wider Conservation Area. This fails to conserve a building which makes a positive contribution to the character and appearance of the conservation area and fails to consider the area's special architectural and historic interest within its design (NPPF 2026 HE9 (1)). This is therefore considered harmful to the designated heritage asset (the Conservation Area), Policy HE6 (3) of the NPPF (2026) states that any harm should be given considerable weight. As such it is recommended that the application be refused in accordance with Policies HE6 (3) and HE9 (1) of the NPPF (2026) and Policy EQ7 of the High Peak Local Plan.

**Conservation Officer:** Rachel Robinson  
High Peak Borough Council