

DELEGATED DECISION REPORT

**HPK/2026/0291&2 17 BROAD WALK
86 BUXTON
Valid 30/07/2026**

**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.**

(FULL – MINOR AND LBC)

MAIN ISSUES

- Design, Character and Appearance
- Impact upon Designated Heritage Assets
- Impact upon Residential Amenity
- Nutrient Neutrality

DESCRIPTION OF SITE

The site comprises a three storey semi-detached villa which dates from 1866 and is a grade II listed building. The property sits in an elevated position along the Broad Walk which borders the Pavilion Gardens. All the properties along the Broad Walk, with the exception of Milton Court, are Grade II listed buildings in recognition of their group importance. The building lies adjacent to the Grade II* listed parks and gardens (Pavillion Gardens).

The rear of the property backs onto Hartington Road. The villa has been sub-divided into flats. The property is located in the Buxton Central Conservation Area which is also subject to an Article 4 direction which controls any alterations to roofs as well as other Class A alterations (GPDO Schedule 2 Part 1).

PROPOSAL

The application seeks part-retrospective full planning and listed building consent for alterations to the listed building which includes the following elements.

Re-tile the rear paved garden

Remove the ramp and tarred covering and replace with a tiled path and gravel to the front.

Removal of existing cables hanging from building and repaint the front door in heritage colours.

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

National Planning Policy Framework

Chapter 4 - Achieving Sustainable Development

Chapter 14 - Achieving Well Designed Places

Chapter 20: Conserving and Enhancing the Historic Environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0003/8297: External Ramp and Internal Alterations (Approved 18/08/1999)

HPK/2002/0832: Conversion of loft space to living area and insertion of Velux rooflight (Approved 19/11/2002)

HPK/2009/0720: LBC for replacement of front door and other internal alterations (Approved 03/03/2010)

HPK/2024/0001: Proposed conversion of loft into living space, internal alterations and removal of partition walls. (Approved 10/05/2024)

HPK/2024/0002: LBC for proposed conversion of loft into living space, internal alterations and removal of partition walls. (Approved 10/05/2024)

HPK/2025/0015: Refurbishment of existing flat and reinstating the 2 fireplaces (Approved 25/04/2026)

HPK/2025/0016: Listed Building Consent for the refurbishment of existing flat and reinstating the 2 fireplaces (Approved 25/04/2026)

CONSULTATIONS

Publicity

Site Notice expiry date: 15/09/2026

Neighbour consultation period ends: 13/08/2026

Press Advert: 27/08/2026

Public Comments

2 objections have been received with regards to the proposals. A summary of their comments is as follows:

- Ceramic tiles are inappropriate in this location
- Design and materiality of the tiles is harmful to the setting of the listed building, park and incongruous and detracts from the character of the Conservation Area
- Poor design
- Path and steps should be removed and the grass bank reinstated.

Buxton Civic Association Comments

No objection in terms of the impact on the historic character and appearance of the building and its setting in the Conservation Area

Conservation Officer

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."

The applications seek partly retrospective consent for hard landscaping works to the front and rear of 17 Borad 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 Broad Walk. 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.

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 a recommended condition relating to the proposed colour for the front door.

Historic England

No comments.

Highway Authority

No objection.

OFFICER COMMENTS

Principle of Development

The application seeks full planning permission and Listed Building Consent for alterations to an existing residential property. The site lies within the built-up area boundary for Buxton, which is identified as a Market Town under Policy S2 of the High Peak Local Plan (2016). Accordingly, the general principle is only considered acceptable if there is no harm to the designated heritage asset (s) and other material considerations including the residential amenity and nutrient neutrality.

Design

LP Policy EQ6 states that all development should be well designed to respect and contribute positively to the character, identity and context of High Peak's townscapes, having regard to matters of scale, height, density, layout, appearance and materials.

The High Peak Residential Design Guide SPD (2005) and more recently adopted Design Guide SPD (2018) contains further design guidance for extending and altering domestic properties. Extensions and alterations should respect the scale and height of the parent building reading as a subordinate and secondary addition and respecting the character and appearance of the building through an appropriate choice of materials.

The proposals seek to make a number of minor alterations to the appearance of the front and rear garden areas of the site.

With regard to the works to the rear of the property these elements are largely restricted from public views. Additionally, the re-tiling of the rear garden would replace the existing concrete paving. The Conservation Officer has noted that the concrete paving is not considered to be original and thus its loss is inconsequential. The Conservation Officer has also confirmed that the proposed alteration is judged to be a neutral change and therefore no impact upon heritage assets.

The works to the front, which have already taken place, include the removal of the ramp and covering to the flat entrance and replacement with gravel and a new tiled path. Two objections have been received with regard to these elements of the

proposals stating that the use of such ceramic tiling is not appropriate in this location and would detract from the character of the conservation area.

The pre-existing concrete ramp and asphalt were modern additions to the property which were not considered to enhance the character of the Conservation Area. The Conservation Officer has raised that the installed path comprises decorative geometric tiling. Whilst popular in Victorian designs these are not common within Buxton or within the Park Conservation Area. Nonetheless although concerns have been raised with regard to the suitability of such decorative tiled path the works are considered to be more in keeping with the historic nature of the Conservation Area than the previous concrete ramp and as such is not deemed to have an unacceptable impact upon the conservation area owing to its design and appearance.

Therefore the works are deemed to be acceptable with regards to the impact upon the character of the conservation area and would not lead to any loss of visual amenity in accordance with Local Plan Policy EQ6, EQ7, The Design Guide SPD, further to national policy detailed within the NPPF.

Impact upon the Listed Building

Section 66(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant consent 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.

LP Policy EQ7 has regard to the Built and Historic Environment. It 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

As above the works as installed and as proposed comprise a variety of elements to the rear and front garden areas as well as the repainting of the front door and removal of cables.

The removal of cables is deemed to be general maintenance which will not affect the Listed Building and therefore there are no concerns regarding this element of the proposals.

The application identifies that the front door is to be painted in a heritage colour. No details of the colour specification have been provided and consequently the Conservation Officer has requested that the details of the proposed colour are to be submitted via condition.

The works to the rear garden area would replace an area of existing concrete paving which is non-original. The Conservation Officer comments that the replacement hard standing comprises grey stone tiles which whilst modern in their appearance do

reference the probable use of original stone flags in this space historically. Therefore this element is not deemed to have any adverse impact upon the character of the Listed Building.

The works to the front of the property have involves the installation of a new decorative checkered black and white tile path which is prominent in its current guise. Objections have been received with regards to the use of such decorative ceramic tiling which are not commonplace within Buxton. Notwithstanding that although not characteristic of Buxton, the Conservation Officer and Buxton Civic Association have both raised no objections to the scheme with weight applied to the fact that the decorative path replaces a previous non original concrete ramp and path. Therefore, the path as installed has been assessed to be of an architectural style more in keeping with the listed building and adjacent Grade II* park, than the previous concrete arrangement. The site lies close to the grade II* listed gardens to the north and west, the new path and steps adjoining Broad Walk, a wide pedestrian route and landscaping in the form of mature trees. Given this context, it considered that the development would not harm the setting of this heritage asset.

Thus the works are deemed to not have any unacceptable impacts upon the Listed Building, conservation area and the setting of the Grade II* Park and would continue to sustain its character in accordance with Local Plan Policy EQ7 and national policy detailed within the NPPF.

Amenity

LP Policy EQ6 requires all new development to have a satisfactory relationship with existing land and buildings and protects the amenity of the area, which includes residential amenity of neighbouring properties. Aspects of residential amenity include impacts such as a loss of sunlight, overshadowing and overbearing impacts, loss of outlook, and loss of privacy.

The High Peak Residential Design Guide SPD requires extensions to preserve the residential amenity of neighbouring properties, having regard amongst other things to the relationship between existing and proposed development, the positioning of windows, and the change in land levels.

The proposed works within the curtilage of the property would not lead to any extension or alterations which would result in any overshadowing or loss of daylight and therefore there are no concerns in this regard.

The development does not include any new glazing and new outlooks and therefore would not lead to any overlooking or loss of privacy.

Therefore the proposals would not have any detrimental impacts upon residential amenity and comply with local plan policy EQ6, the Residential Design Guide SPD and national policy contained within the NPPF.

Nutrient Neutrality

The site lies within the catchment of the River Wye which forms the Peak District Dales Special Area of Conservation (SAC). The Council has been notified that action must be taken to address exceedances of phosphorus in the River. As such, the Council cannot grant consent for development unless it can rule out “likely significant effects” on the SAC. A Habitats Regulations Assessment (HRA) will be required when the plan or project creates a source of water pollution or has an impact on water quality and when it is within the catchment of the SAC. Initially, a screening assessment will be required to consider if “likely significant effects” (alone or in-combination) on the SAC can be ruled out. If not, this will be followed by an “Appropriate Assessment” where the impact of the plan or project is considered in detail.

Screening Assessment

The proposal is not directly connected with or necessary for the conservation management of a European site. The proposal will involve additional hard surfacing and will therefore increase surface water run-off. However, given the very limited extent of the additional hardstanding and the fact that the area was previously hard surfaced it will not significantly increase run-off from the site. Therefore in terms of both foul and ground water it is not considered that the proposal will risk having a significant negative effect on the SAC either on its own or in combination with other proposals and therefore it is not necessary to carry out an Appropriate Assessment.

CONCLUSION / PLANNING BALANCE

The proposed development is considered acceptable in principle, would be of an acceptable design and will not result in any adverse impacts upon visual or residential amenity. Additionally, the proposals would preserve the character and appearance of the Listed Building, Conservation Area and setting of the Grade II* Listed Park. The proposals are in accordance with the relevant policies of the High Peak Local Plan, Supplementary Planning Documents and the National Planning Policy Framework.

Therefore, the applications are recommended for approval subject to conditions.

OFFICER RECOMMENDATION : Approve

Case Officer: Stuart Talbot

Recommendation Date: 15/09/2026

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council