

***Planning Statement for 6 the replacement of
casement windows at Flat 2 15 Compton Road
Buxton SK17 9DN***



Site Location:	Flat 2, 15 Compton Road, Buxton, SK17 9DN
Date:	24 September 2026
Planning Authority:	High Peak Borough Council

1. Introduction

This Planning Statement has been prepared in support of an application for the replacement of six existing casement windows at Flat 2, 15 Compton Road, Buxton, SK17 9DN. The proposal seeks to replace the existing windows on a like-for-like basis to improve the condition, performance and longevity of the building whilst preserving its architectural character and appearance. The works constitute a minor alteration to the property and are designed to maintain the existing fenestration pattern, proportions and detailing.

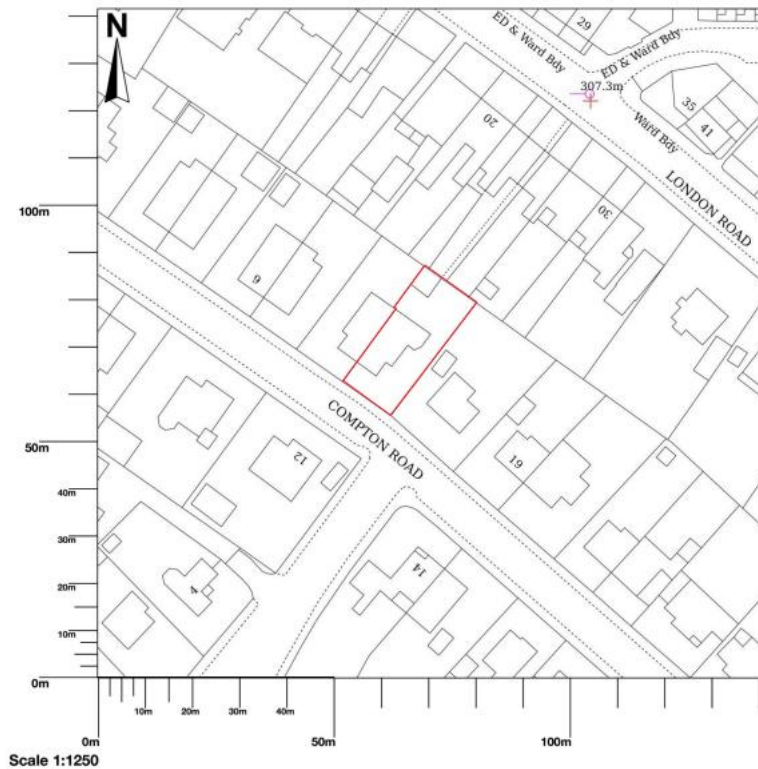
The application site comprises a residential property situated within the urban area of Buxton. A review of the High Peak Borough Council mapping records confirms that the site is subject to the following planning designations:

- Located within the Buxton College Conservation Area, designated on 11 September 1989.
- Located within an Article 4(2) Direction Area (Buxton College), confirmed on 26 July 1996.
- Located within the High Peak Local Plan Area Boundary.
- Situated within the Built-up Area Boundary, where Policies H1, E1 and S2 apply.
- Located within a Source Protection Zone.
- Situated within the Buxton Neighbourhood Plan Area, designated on 24 February 2021.
- Located within the Temple Ward.
- Situated within Buxton (Non-Civil Parish).
- Located within the Buxton South & West County Electoral Division.

The most significant planning considerations relevant to the proposal are the property's location within the Buxton College Conservation Area and the Article 4(2) Direction. The Article 4 Direction removes certain permitted development rights relating to alterations affecting the external appearance of properties within the conservation area. As a result, planning permission is sought for the replacement of the existing windows.

2. Site and Surroundings

The application property comprises a residential flat located within a traditional residential building on Compton Road, Buxton. The surrounding area is characterised by a mix of historic and modern residential properties exhibiting a variety of architectural styles and materials. The existing windows form part of the external appearance of the building and contribute to its overall character. However, they have deteriorated over time and are in need of replacement to ensure the continued maintenance and occupation of the property.



3. Description of Development

The proposed works comprise the replacement of six existing casement windows. The new windows will:

- Replicate the existing window openings and proportions;
- Maintain the established fenestration pattern of the building;
- Match the existing style and appearance of the windows;
- Be finished in materials and colours appropriate to the host building;
- Result in no alteration to the size of the openings or the external appearance of the building beyond the replacement of aging fabric.

No extensions, alterations to the building envelope, or changes to the use of the property are proposed.

4. Design Considerations

The replacement windows have been carefully selected to respect the character and appearance of the building. The proposal adopts a sympathetic approach by retaining the existing arrangement, scale and design of the windows. The works are limited to the replacement of deteriorated elements and will not materially alter the appearance of the property when viewed from the public realm. The replacement windows will provide improved thermal performance, weather resistance and energy efficiency whilst maintaining the visual qualities of the existing building.

4. Heritage Considerations

The proposed works are modest in scale and involve the replacement of existing windows without modification to the size, position or overall design of the openings.

The proposal has been designed to preserve the character and appearance of the building by retaining the established architectural detailing and fenestration pattern. As the works are confined to the replacement of existing windows with appropriately designed alternatives, any impact on the significance of the building or its setting would be negligible.

The proposal represents a sensitive maintenance and enhancement measure that supports the long-term preservation of the property.

Heritage Impact Assessment

The application property is located within the Buxton College Conservation Area and is subject to an Article 4(2) Direction, which seeks to ensure that alterations affecting the external appearance of buildings preserve the character and appearance of the conservation area.

The National Planning Policy Framework (NPPF) requires great weight to be given to the conservation of designated heritage assets, including conservation areas. When considering applications within conservation areas, local planning authorities must pay special attention to the desirability of preserving or enhancing their character and appearance.

Policy EQ7 (Built and Historic Environment) and Policy EQ6 (Design and Placemaking) of the High Peak Local Plan seeks to conserve heritage assets in a manner appropriate to their significance whilst ensuring that development proposals make a positive contribution to the character of the historic environment. In particular, the policy requires proposals affecting heritage assets and their settings to demonstrate how design, form, scale, materials, detailing and appearance have been carefully considered to minimise harm and preserve significance.

The significance of the Buxton College Conservation Area derives from its attractive collection of Victorian and Edwardian buildings, traditional architectural detailing, coherent

streetscape, and the survival of original building features. Historic windows are an important component of this significance, contributing to the proportions, rhythm and architectural character of individual buildings and the wider conservation area.

The proposal comprises the replacement of six existing casement windows serving Flat 2, 15 Compton Road. As demonstrated on the submitted drawings, the replacement windows will be installed within the existing openings and will replicate the established scale, proportions and opening arrangements of the existing windows. No alterations are proposed to the overall fenestration pattern, building form, masonry openings, lintels, cills or wider architectural detailing. The proposal is therefore limited to the replacement of deteriorated fabric and does not result in any substantive alteration to the appearance of the building.

In accordance with Policy EQ7, the proposal has taken full account of the design characteristics of the existing building. The replacement windows are designed to match the appearance of the existing units, ensuring that the established architectural composition of both the north and east elevations is retained. The proposal respects the existing form, scale and detailing of the building, preserving the visual balance and hierarchy of the elevations.

The works have also been informed by the site's location within the Buxton College Conservation Area and Article 4(2) Direction Area, where the retention of traditional architectural features is a key objective of local planning policy. Through the replacement of the windows on a like-for-like basis, the proposal safeguards the contribution that the building makes to the character and appearance of the conservation area and aligns with the objectives of Policy EQ7, which requires development within conservation areas to reflect their distinctive character through appropriate design, materials and detailing.

Importantly, the proposal does not involve the loss of any heritage asset, nor does it alter the building's form, scale, massing or architectural expression. The existing fenestration pattern will remain unchanged and views within the street scene will be preserved. As a result, the proposal will not erode the significance of the conservation area or diminish its special architectural and historic interest.

The replacement windows will provide practical benefits through enhanced durability, weather resistance and thermal performance, thereby supporting the ongoing maintenance and sustainable occupation of the property. Such improvements contribute positively to the long-term conservation of the building whilst preserving its external appearance.

Having regard to Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, special attention must be paid to the desirability of preserving or enhancing the character or appearance of conservation areas. The proposal satisfies this statutory duty. It preserves the established appearance of the building, retains the character-defining fenestration pattern and results in no harm to the significance of the Buxton College Conservation Area.

Accordingly, the proposal is considered to fully accord with Policy EQ7 of the High Peak Local Plan, the heritage objectives contained within Chapter 16 of the National Planning Policy Framework, and the wider objective of conserving and enhancing the historic environment. The replacement of the six windows represents a sensitive and appropriate intervention that will maintain the architectural integrity of the property whilst securing its long-term preservation.

5. Planning Considerations

The National Planning Policy Framework (NPPF) requires planning decisions affecting heritage assets to conserve their significance in a manner appropriate to their importance. At the local level, Policy S7 (Buxton Sub-Area Strategy) and Policy EQ7 of the High Peak Local Plan seek to ensure that development respects local character, protects heritage assets and preserves or enhances the character and appearance of conservation areas.

The proposal accords with these objectives because, the replacement windows preserve the established architectural character of the building. The existing fenestration pattern, proportions and detailing are retained. There is no change to the form, scale or appearance of the building. The works represent a sympathetic repair and maintenance measure that supports the long-term upkeep of the property. The proposal preserves the character and appearance of the Buxton College Conservation Area. As such, the proposal is considered to comply with the relevant provisions of the NPPF, the High Peak Local Plan and the Buxton Neighbourhood Plan.

Additionally, the proposal constitutes a minor form of development that does not result in, harm to the character or appearance of the building; harm to the street scene or wider area; loss of residential amenity to neighbouring occupiers; changes to the scale, massing or form of the building. The replacement windows will improve the quality, appearance and energy efficiency of the property whilst maintaining its existing character.

7. Conclusion

The replacement of six casement windows at Flat 2, 15 Compton Road, Buxton represents a modest and sympathetic alteration that respects the character and appearance of the host building.

The proposal retains the existing window arrangement and proportions, improves the condition and performance of the property, and results in no adverse impacts on visual amenity, neighbouring occupiers or heritage significance. Accordingly, the application is considered acceptable and planning permission should be granted.