

**HIGH PEAK BOROUGH COUNCIL
DEVELOPMENT CONTROL COMMITTEE**

11 November 2024

Application No:	HPK/2024/0384	
Location	Buxton Town Hall, Market Place, Buxton	
Proposal	Listed building consent for the removal of a non original, internal stud wall.	
Applicant	High Peak Borough Council, Matthew Trewartha	
Agent	Jonathan V Daves Chartered Surveyors, Nicola Pearce	
Parish/ward	Buxton Central Ward	Date registered 17 th September 2024
If you have a question about this report please contact: Rachel Robinson, Rachel.robinson@highpeak.gov.uk , 07581044968		

1. SUMMARY OF RECOMMENDATION

Approve

1. REASON FOR COMMITTEE DETERMINATION

- 1.1 This application has been brought before the Development Control Committee owing To the application site being owned and operated by the High Peak Borough Council

2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 2.1 Buxton Town Hall is a grade II listed building located within Buxton Town Centre. Buxton Town Hall functions as offices for the high Peak Borough Council. The building is located within the Buxton Central Conservation Area. The application relates to an internal pair of rooms used as hot desking suites for HPBC staff.
- 2.2 Listing description states: 'Town hall. 1887-8, altered C20. Designed by W Pollard of Manchester. Coursed millstone grit with ashlar dressings and steeply pitched Welsh slate roofs with ornamental cast-iron railing. PLAN: T-plan. EXTERIOR: 2 storeys, with attic and basement. North 5 window symmetrical front, articulated with rusticated pilasters, moulded entablature and paired Tuscan pilasters above with cornice, entablature and plain coped parapet. Slightly projecting central frontispiece has moulded round arched entrance with double panel doors and curved keystone and ornate carved spandrels, flanked by broad rusticated pilasters with panels. Central steps have flanking walls topped with 4 ornate iron lamps. Either side 2-light sashes with moulded ashlar surrounds and beyond single tripartite sashes in similar surrounds. Above central Venetian window flanked by pairs of Corinthian columns

supporting pediment, topped by panelled section with parapet, urns and tall pyramidal roof with iron railings. Either side pairs of round headed sashes in moulded surrounds with pilasters and keystones, beyond single Venetian windows in similar surrounds, above small gables with date panels topped with pediments. South 5-window symmetrical front, articulated with banded pilasters, moulded entablature, pairs of pilasters with cornice and coped parapet. Central entrance with double panel doors and sidelights plus carved round headed centre. Either side 2 round headed openings with moulded arches and keystones, those to left with roller shutters and those to right with 3-light C20 windows. Above central Venetian window with moulded ashlar surround, flanked by single sashes in similar surrounds, flanked by Venetian windows. Central tower has raised attic with 3 circular windows and a pediment. Above square tower with clock under segmental pediment to each face, topped with octagonal cupola of 8 Corinthian columns and a bell canted dome with finial. End bays have tall pavilion roofs with cast-iron railings. Side facades have end pavilions reflecting main fronts, with between, single storey ground floor with paired windows and set back above round headed first-floor windows with buttresses between to former ballroom. INTERIOR: altered and subdivided C20. 1st floor ball room now offices. Originally the building had 3 staircases down to cellars which were barrel vaulted and contained market stalls. 2 opposing staircases survive that lead up from the central corridor; they are of cast-iron with wooden rails. Some wood panelling, panelled doors and mosaic flooring survives. Also some contemporary furnishings. Clock in tower given by Duke of Devonshire's tenants (1889) in memory of the assassination of Lord Frederick Cavendish, Dublin 1882.'

3. DESCRIPTION OF THE PROPOSAL

- 3.1 The application seeks listed building consent for the removal of an internal stud partition wall. The wall proposed for removal is non original to the town hall and was likely erected as part of the building conversion to offices. Removal of the wall will create a larger meeting room.
- 3.2 The application, the details attached to it including the plans, comments made by residents and the responses of the consultees can be found on the Council's website at:

<http://planning.highpeak.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=268122>

4. RELEVANT PLANNING HISTORY

- 4.1 The site has been subject to the following planning history:

HPK/2005/0079	Listed Building Consent for removal and reinstatement of slate roofs with attendant flashings, new slate flashing to cornice mouldings, new lantern lights and cast iron conservation roof
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lights, overhaul of iron railings to the north tower and south wing towers with replacement of cast iron rainwater and soil goods and overhaul and repainting of windows APPROVED 09/06/2005

HPK/2005/0950 Ground Floor South Wing Areas Adjacent The Market Square Entrance To Be Re-Instated In Sympathy With The 1888 Elevation Archive Photograph. Internal Spaces Are To Be Refitted As Offices Exposing Original Details Where Possible APPROVED 22/05/2006

HPK/2008/0215 New Internal Staircase To Loft Area APPROVED 17/06/2008

5. PLANNING POLICIES RELEVANT TO THE DECISION

High Peak local Plan 2016

- S1 Sustainable Development Principles
- S1a Presumption in Favour of Sustainable Development
- S2 Settlement Hierarchy
- S7 Buxton Sub-area Strategy
- EQ6 Design and Place Making
- EQ7 Built and Place Making
- CF6 Accessibility and Transport

National Planning Policy Framework

Achieving Sustainable Development	Chapter 2
Achieving Well Designed and Beautiful Places	Chapter 12
Conserving and Enhancing the Historic Environment	Chapter 16

6. CONSULTATIONS CARRIED OUT

Site notice	Expiry date for comments: 10 th October 2024
Neighbour letters	Expiry date for comments: 09 th October 2024
Press Notice	Expiry date for comments: 17 th October 2024

Public Comments

6.1 No public comments have been received

6.6 The following comments have been received from consultees:

National Amenity societies – No Comments Received

7. POLICY AND PLANNING BALANCE

Planning Policies

- 7.1 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in assessing planning applications the local planning authority has a duty to have special regard to the desirability of preserving the building or its setting or any features of architectural or historic interest.
- 7.2 Paragraph 203 of the NPPF states that in determining applications, local planning authorities should take account of:
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - c) the desirability of new development making a positive contribution to local character and distinctiveness.
- 7.3 Paragraph 205 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 7.4 LP Policy EQ 7 states that the council will conserve heritage assets in a manner appropriate to their significance.
- 7.5 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.
- 7.6 LP Policy S7 states that the council will seek to establish Buxton as England's leading spa town by protecting and enhancing the unique character of Buxton's spa heritage, townscape and natural environment to maintain the quality of life and act as a catalyst for tourism by protecting and enhancing the historic environment.

Principle of Development

- 7.7 The application seeks listed building consent for the removal of a non-original internal stud wall to the Grade II listed Buxton Town Hall. The principle of development can therefore be deemed acceptable if the proposed development does not result in harm to the heritage asset or any harm is outweighed by public benefits. In this instance the heritage asset refers to the listed Buxton Town Hall.

Design Character and Heritage Impact

- 7.8 Buxton Town Hall's Cupola and mansard roofs are noted in the Buxton Conservation Areas Character Appraisal as one of Buxton's Landmark features. However, the proposal will not impact upon the external appearance of the building. As such the building will be retained as a landmark feature in Buxton.
- 7.9 The proposed works relate to an internal stud wall, of modern installation. The stud wall is non original to the Town Hall and is part of a later subdivision into office. As such the stud wall does not contribute to the significance of the heritage asset.
- 7.10 Removal of the stud wall will create a larger meeting room, partially reverting the ground floor of the Buxton Town Hall to its formerly more open layout. As the wall is not structural in nature, its removal will not harm the fabric of the listed building. As such it is considered that the proposal will sustain the importance of the heritage asset.

Planning balance & Conclusion

- 7.11 The proposed works will constitute minimal intervention to the original fabric of the listed building. The proposed works are limited to internal works only, and as such will not be visible from street scene, nor will they impact upon the wider conservation area. It is considered that the proposal will sustain the listed building and conservation area, and will not harm the historic fabric or significance of the listed building.
- 7.12 A detailed assessment of this application, has, when taking account of all material considerations including local and national planning policies, and supplementary design guidance found that the principle of development is acceptable, demonstrating compliance with LP Policies S7, EQ6 and EQ7, and relevant restrictive policies contained under Chapter 16 of the NPPF.

8. RECOMMENDATIONS

A. APPROVE subject to conditions as follows;

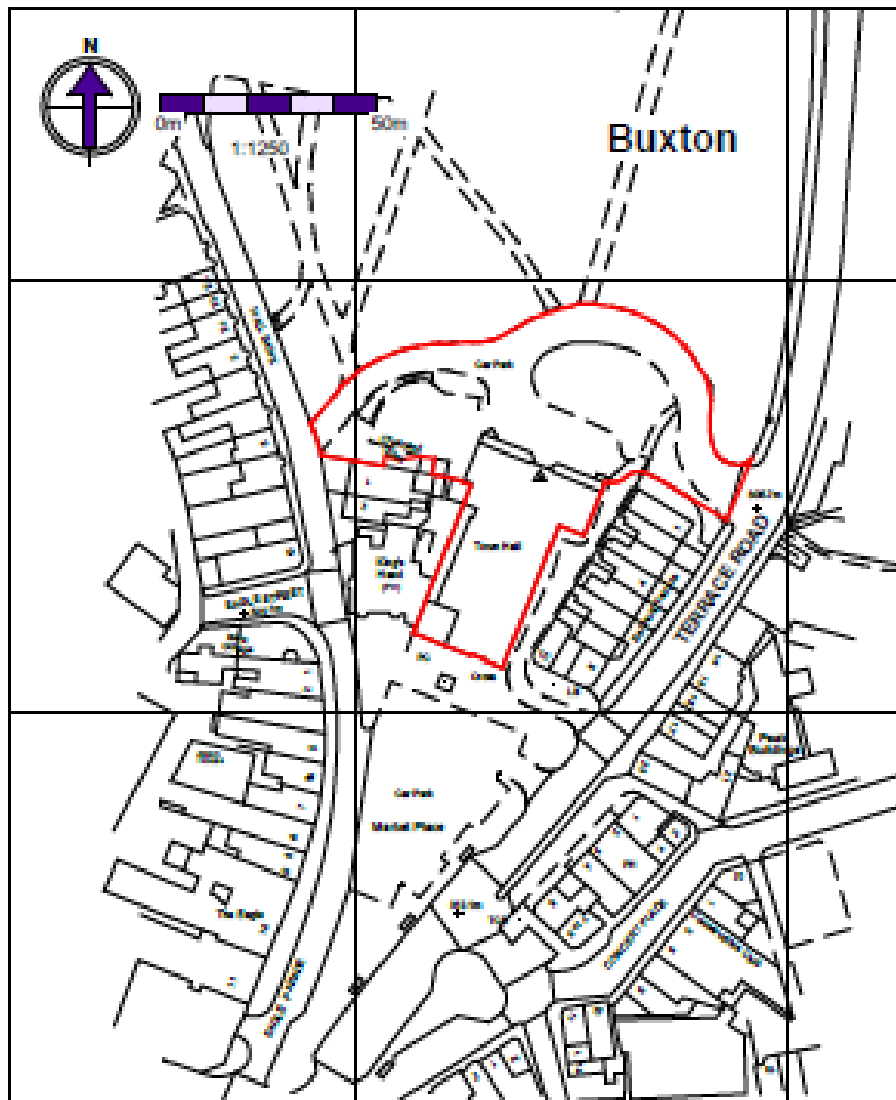
- 1. 3 Year Time Limit**
- 2. Approved Plans**

B. In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Development Services has delegated authority to do so in consultation

with the Chairman of the Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

This recommendation is made following careful consideration of all the issues raised through the application process and through discussion with the applicants. In accordance with Paragraph 187 of the NPPF the Case Officer has sought solutions where possible to secure a development that improves the economic, social and environmental conditions of the area.

Site Plan



Location plan

1 : 1250