



High Peak Borough Council

working for our community

29/05/2026

Ref: DOC/2026/0016

Mr Adam Swain-Fossey
Swofo Architects LTD
19
Holmfield
Buxton
SK17 9DF

Dear Mr Swain-Fossey

**DOC/2026/0016 - Discharge of Condition 4 in relation to HPK2024/0524 at
Former Engine House BINGS ROAD, WHALEY BRIDGE**

I can confirm that:

4. No lighting shall be installed on the exterior of the former engine house and garage, nor shall lighting be installed for the purposed of illuminating the exterior of the former engine house and garage unless a details are first submitted to an approved in writing by the Local Planning Authority. Thereafter the lighting shall be installed in accordance with the approved details.

Reason: In the interests of protecting the significance of the listed building and avoiding excess light pollution.

The Conservation Officer has reviewed the submitted details and states that the proposed lighting is restricted to a single emergency light and one down light both located directly above the entrance. Both of these lights have been placed in a discrete location. The Conservation Officer has confirmed there are no objections to the discharge of Condition 4.

Derbyshire Wildlife Trust have also reviewed the proposed lighting installation and have outlined that "Given that the proposed lighting is localised, low level and consists of downlighting and emergency lighting only we have no objection to the discharge of condition 4."

Therefore, in respect of the above the proposed lighting is not deemed to have any adverse impact upon the significance of the listed building nor would it result in excess light pollution. Thus Condition 4 can be discharged in accordance with the submitted plans; Application Form, Covering Letter (Dated 16th March 2026), Location Plan (Drawing no. A_BRW_L_100 Rev C), Existing and Proposed Photos (Dated 23rd January 2026 Rev A), Existing Site Plan (Drawing no. A_BRW_S_200 Rev B), Proposed Site Plan (Drawing no. A_BRW_S_201 Rev B), Existing SE Elevation (Drawing no. A_BRW_E_401 Rev D), Proposed SE Elevation (Drawing no.



A_BRW_P_401 Rev E) Nordlux wall lighting specification (Received 27/03/2026) and additional example photos (Received 27/03/2026).

If you require any further assistance please contact Stuart.Talbot@highpeak.gov.uk

Yours faithfully

29/05/2026

X 

Jane Colley

Signed by: Jane Colley Signature

Jane Colley
Principal Planning Officer