

DELEGATED DECISION REPORT

HPK/2026/0155
Valid 23/04/2026

4 THE QUADRANT
BUXTON

ADVERTISEMENT CONSENT
FOR A PROPOSED FASCIA
SIGN AND A FROSTED
WINDOW FILMS

(ADVERTISEMENT CONSENT)

MAIN ISSUES

- Public Amenity
- Public Safety

DESCRIPTION OF SITE

The application site relates to a Grade II Listed row of shops (1-9 The Quadrant) dating from circa 1860, the site itself relates to shop unit no.4 which is currently in use as a solicitors Class E use. The site lies within both the defined settlement boundary and defined Town Centre areas of Buxton. Additionally, the site is wholly located within Buxton Central Conservation Area.

The Historic England Listed Building Register describes the site as:

Row of shops with offices above. c1860, extended 1905, with late C20 alterations. Dressed gritstone with ashlar dressings and Welsh slate roofs with grouped stone stacks. Eaves band and moulded eaves cornice.

EXTERIOR: 3-storeys, Stepped street front has 9 windows with curved single window ends and 2 window returns, that to left now 6 windows. Facade divided by tall pilaster strips with vermiculated rustication and curved brackets to ground floor and eaves. 9 varied shop fronts, mostly renewed C20. Tall 3-light mullion windows to first floor with tooled ashlar surrounds, and 3 round headed lights above also with tooled surrounds keystones and projecting sills on stone brackets. Most windows have original casements. Curved entrance at bottom right has doorway with Tuscan Doric columned surround with entablature, above single window and above again single round headed window. Right return has 2 similar windows on the upper floors and a glazed single storey addition of 1905 below with ornate iron parapet. Curved bay at top left has 3 light mullion window to ground floor and single windows above, left return has 6 single windows in similar tooled surrounds. INTERIOR: not inspected.

PROPOSAL

This application seeks advertisement consent for a new fascia sign and frosted window films.

The proposals include a new purple fascia sign at 5.5m in length, and a height of 0.6m with white lettering. The fascia board is of an aluminium composite construction and Perspex lettering. The sign would be non illuminated.

The frosted window films will utilise white lettering to match the fascia sign in with a frosted grey privacy film background.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
S 2 Settlement Hierarchy
EQ 6 Design and Place Making
EQ 7 Built and Historic Environment
CF 6 Accessibility and Transport

National Planning Policy Framework

Section 2 – Achieving sustainable development
Section 12 – Achieving well-designed places
Section 16 – Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0002/6855: New Shop Front (Approved 27/07/1988)

HPK/0002/6856: New signage (Approved 27/07/1988)

HPK/0003/9257: Fascia & Projecting Sign (Approved 05/09/2000) HPK/0003/9260: Replacement signage (Approved 05/09/2000)

HPK/2007/0962: Listed Building Consent for the removal of x2 chimneys, re-roofing to match existing slates. (Approved 30/01/2008)

HPK/2025/0321: Repair and renovation of the shopfront to include a new door fitting and new colour scheme. (Approved 28/11/2025)

HPK/2025/0323: Listed Building Consent for Repair and renovation of the shopfront to include a new door fitting and new colour scheme. (Approved 28/11/2025)

CONSULTATIONS

Publicity

Site Notice expiry date: 18/06/2026
Neighbour consultation period ends: 18/05/2026
Press Advert: 28/05/2026

Public Comments

One public comment has been received from Buxton Civic Association which states no objection.

Town / Parish Comments

N/A

Conservation Officer

The application seeks to install a new proposed fascia sign and frosted glass consistent with details approved under HPK/2025/0321 and 0323. The proposed shop signage will be a deep purple colour with lettering of a proportion and design which is complementary to the character and appearance of the listed building and conservation area. Therefore, there are no heritage objections to the proposal.

Derbyshire County Council Highways (No Objection)

There appears to be no material impact on the public highway and therefore the Local Highway Authority (LHA) has no further comments to make.

Historic England

No comments to make.

OFFICER COMMENTS

Principle of Development

LP Policy S 2, states that development should be directed towards sustainable locations, including Market Towns such as Buxton. The site is situated within this built-up area boundary. Paragraph 141 of the NPPF sets out that the quality and character of places can suffer when advertisements are poorly sited and designed. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.

Design and Impact upon the Conservation Area

Section 12 Paragraph 135(c) of the NPPF states that development should be sympathetic to the character and history of the area, while not restricting change.

LP Policy EQ 6 states that all development should be well designed, of a high quality and respond to the areas character, history and scale.

LP Policy EQ 7 states that the council will conserve heritage assets in a manner appropriate to their significance.

HPBC's A Design Guide for Signs (SPD) states that advertisements should always be designed to complement the appearance of the building, the shopfront, and the character of the area. Furthermore, fascia signs must be integrated into the building, not to obscure windows or architectural detail. Traditionally the lettering would be of a light colour on a dark background.

HPBCs Design Guide for Shopfront (SPD) states that it is important to restore or retain any shopfronts what contribute to the overall design and character of the area. Where it is not possible to retain the existing shopfront, the design of the replacement should respect the architectural style, character and traditions of the buildings. Traditional colours used are of a rich, dark variety. Any canopies or blinds should be designed and sensibly located to add to the street scene. Doors were traditionally recessed, and the floor decorated with mosaic tiles to create a sense of invitation.

The existing arrangement comprises of a blue /grey fascia sign with black lettering. The proposals seeks to replace this with a new purple aluminium fascia sign with white lettering which not only updates the branding but would also align more clearly with the guidance for shopfronts SPD which identifies traditional backgrounds consist of darker colours. Therefore the proposed new colour scheme is judged to more accurately represent a traditional shopfront context in this instance

The Council's Conservation Officer has reviewed the proposals and raised no objections. The proposed signage will be a deep purple colour with lettering of a proportion and design which is complementary to the character and appearance of the listed building and conservation area. The proposals would comply with the guidance set out in HPBCs A Design Guide for Signs (SPD) and HPBCs Design Guide for Shopfront (SPD) further to local plan policies EQ6 and EQ7 and the NPPF.

Amenity

Section 12 Paragraph 130(f) of the NPPF states that development should create places with a high standard of amenity for existing and future users.

LP Policy EQ 6 states that all development should achieve a satisfactory relationship to adjacent development and doesn't cause unacceptable effects by reason of vision intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The proposals are not to be illuminated and as such would not give rise to any light pollution nor would the proposed signage give rise to any public safety impacts. Therefore given the scope of the proposed works, the advertisement consent is not

deemed to give rise to any unacceptable impacts upon neighbouring amenity in accordance with Local Plan Policy EQ6 and national policy contained within the NPPF.

Highway Safety

LP Policy CF6 seeks to ensure that development can be safely accessed in a sustainable manner and that all new development is located where it can be satisfactorily accommodated within the existing highway network. The proposed advertisement is considered acceptable in terms of highway safety. It is located across the fascia and would not interrupt the safe flow of pedestrians. Derbyshire County Council highways have confirmed they have no objections to the proposed works.

CONCLUSION / PLANNING BALANCE

The proposed advertisement is considered acceptable in terms of design, heritage, amenity, public safety and highway safety. It is regarded as in accord with the relevant policies put forward in the Local Plan and the NPPF. Therefore this application is recommended for approval.

OFFICER RECOMMENDATION : Approve

Case Officer: Stuart Talbot

Recommendation Date: 18/06/2026

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council