

DELEGATED DECISION REPORT

HPK/2026/0185&1 86 Valid 13/05/2026	EAGLE PARADE DRINKING CISTERN EAGLE PARADE BUXTON	CONSERVATION REPAIR WORKS TO THE EXISTING CONDUIT/CISTERN; PROPOSED NEW STONE KERB AND STONE FLAGGED MARGIN AROUND THE STRUCTURE; AND PROPOSED NEW CAST IRON RAILINGS TO THE ORIGINAL DESIGN WITH A GATE TO ONE ELEVATION.
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**(FULL – MINOR & LISTED
BUILDING CONSENT)**

MAIN ISSUES

- Principle of Development
- Impact upon the Listed Structure
- Design, Character and Appearance
- Impact upon Neighbouring Amenity
- Highway matters
- Nutrient Neutrality

DESCRIPTION OF SITE

The application site refers to a Grade II listed Drinking Cistern located on Eagle Parade, within the defined Town Centre and settlement boundary of Buxton. Additionally, the site is also located within the Buxton Central Conservation Area. The surrounding area comprises a wide mix of uses consistent with its town centre location.

The Historic England Listed Building Register describes the site as:

Drinking Fountain or Well Head. Early C19. Weathered dressed stone. Bowl shaped urn with rolled top on stepped base, supported by square stone pedestal with cornice to top. The pedestal base has recessed panels on 3 sides; that to front is arched possibly originally with raised motif and date 1840. The rear is of coursed stone blocks.

PROPOSAL

The application seeks full planning permission and listed building consent for repair and renovation works to the Drinking Cistern.

The proposals seek to carry out a number of repair and restorative works to the listed structure, which includes the re-instatement of a pre-existing urn, the reconstruction of the existing stone structure itself and re-landscaping around the structure including re-installing cast iron railings around the perimeter.

The application is supported by a construction method plan which details how the works to the cistern element are to be carried out. This sets out that the cistern will be reconstructed using a brick core, significant repairs to the ashlar stone, indent repairs and the renewal of the decayed stone elements.

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
EQ7 Built and Historic Environment

Supplementary Planning Documents

Design Guide SPD (2018)

National Planning Policy Framework

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

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2025/0366: Full application for conservation repair works to the existing cistern/conduit (Refused 02/12/2025)

HPK/2025/0367: Listed Building Consent for conservation repair works to the existing cistern/conduit (Refused 02/12/2025)

CONSULTATIONS

Publicity

Site Notice expiry date: 23/06/2026
Neighbour consultation period ends: 10/06/2026
Press Advert: 28/06/2026

Public Comments

No public comments received.

Town / Parish Comments

No comments received.

Conservation Officer (No Objection subject to Conditions)

The Eagle Parade drinking cistern is a grade II listed structure located within the Buxton Market Place. The cistern was constructed in the early 19th century to serve as a drinking fountain (or well) for residents in Higher Buxton. The cistern originally had a urn on top which has since been removed. The cistern design boasts notes of neo-classicism, a design style characteristic of the market place found at the town Hall (Grade II), Eagle Parade Hotel (Grade II), and New Inn Public House (Grade II). The front elevation shows indications of a worn motif and date, describe in the listing description as 'front is arched possibly originally with raised motif and date 1840'. The listed cistern holds significance for both its architectural/aesthetic value as a neo-classical structure, and high communal value attributed to the structures origins as a communal drinking fountain and the Derbyshire 'Well-Dressing' traditions.

The applications seek to carry out a series of conservation works to the grade II listed Eagle Parade Drinking Cistern, including a reconstruction of the existing structure, reinstatement of the urn, and re-landscaping the surrounding area. Since the receipt of the application revised plans have been received. For clarity these comments are based upon plans listed in 26 04 30 - 24233-Drawing Issue Sheet 2a – Existing and 24233-Drawing Issue Sheet 3a - Proposed - 22.06.2026.

Condition of Existing Structure

A full condition survey has been submitted with the application which demonstrates that the existing structure is in poor condition. The structure has been subject to weathering resulting in delamination and surface deterioration. Some structural movement has taken place, and the urn removed. The principal of conserving the structure and providing the Listed Building with a long-term future is supported.

Methodology

Submitted details include a construction method plan, and detailed plans which demonstrate the level of stone replacement required. The method replicates the original construction technique, interlocking the pre-fabricated stone panels. It is proposed to add a brick core to the address the multi directional movement of the structure. The brick core will also allow for future repairs to isolated stones to be carried out without the requirement for a complete deconstruction of the cistern. This approach retains the authenticity of the Listed Building and secure long-term stability for the structure.

The Cistern was originally constructed from a local sandstone which is no longer

quarried for public sale. A pre-application meeting on site allowed officers to view alternative sandstone samples on site. As noted in the submitted heritage statement Peakmoor and Birchover Buff gritstones ashlar samples were viewed on site and agreed as acceptable matches. The use of these stones should be secured via condition.

In reinstating the urn it is proposed to add a black Brathay or Kirkby (Burlington Stone) urn lid. This lid will close the urn to provide some long-term durability. The Burlington stone has a historic link to the Barthay Quarry was historically owned by the Cavendish Chatsworth's. The dark stone will show as a contrast to the historic urn and appear as an authentic addition to the structure in line with SPAB principles. Landscaping and signage.

It is proposed to relandscape the area to reinstate an iron railing enclosure. The railing will match historic railings documented in historic photographs of the Cistern. The historic railings were removed during WW2. Reinstating the iron railing is supported as it will provide some protection to the structure while reinstating a historic feature. The heritage statement proposes to finish the iron railing in a purple brown or a hague blue. Both colours are considered acceptable heritage colours.

It is also proposed to install a heritage information sign and a commemorative plaque to the donor. The donor plaque is a simple design. The heritage information sign is considered to be accurate and informative. This will elevate the Listed Building by adding informative information to a heritage structure in the centre of the Market Place.

In summary the applications propose a series of conservation repairs to the grade II Cistern which is in poor structural condition. The works are considered to maintain the authenticity of the Listed Building, enhancing its interpretability, and ensuring a long-term future for the Listed Building. On this basis there are no heritage objections to the applications.

Historic England

The fountain (or well head) is located within the marketplace (listed as 'Drinking Fountain' HER no: 1258032). It is principally significant as a good piece of classically styled street furniture from the early nineteenth century which helps tell the story of Buxton as a spa town built to rival Bath. The thermal springs of Buxton were exploited for health and restorative tourism by the Duke of Devonshire from the eighteenth century to the mid nineteenth century. The duke's patronage included a group of fountains and well heads for public use many of which are listed at Grade II. For this reason, the fountain has high associative historic value.

As a former working fountain, the structure has much communal value. By virtue of its function to provide mineral water to the public, it is an important monument to social history which was built at a time rife with waterborne disease and a major transition in attitudes towards public health. Locally, the fountain is significant for its role in well dressing ceremonies.

These rituals date back to the Celtic times demonstrating the importance of water to Buxton's history. Architecturally, the fountain is austere. The urn vase forms a striking silhouette in the marketplace which adds to its aesthetic value.

Materially, the fountain is rooted in local vernacular: its stone slab construction has an attractive patina. However, its form also taps into wider fashions for neo-classicism. It has a positive influence on the character of the Buxton Central Character Area of the Buxton Conservation Area.

Impact

The proposal is to restore the fountain through reconstructing elements of the structure, reinstating the urn vase and re-landscaping the surrounds with cast iron railings.

Amendments have been submitted and a site visit has been undertaken which has helped to shed light on the failings of the current water fountain and elements of its fabric which are beyond reasonable repair.

Position

Following amendments, Historic England supports this application which will reinstate the Grade II listed drinking fountain using traditional and local materials to a high quality. We feel that the application gives sufficient due to the fountain's conservation in line with paragraph 210 of the NPPF.

Whilst we initially held reservations about the loss of original stonework, on site it was clear that much of the original stone was beyond salvage due to water damage over time. The works in this application would provide the currently deteriorated fountain with a long-term future for the enjoyment of the town. The fountain would also have a positive impact on the character and appearance of the Buxton conservation area, particularly through the reinstatement of the urn feature which has long been in storage. Furthermore, we support the installation of railings and proposed colour.

Recommendation

Historic England recommends that your Council should approve this application with conditions, which would secure the conservation of the Grade II listed fountain unless it finds that other considerations would outweigh this benefit.

In determining this application, you should bear in mind the statutory duty of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.

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Derbyshire County Council Archaeology (No Objection subject to Condition)

The Grade II Listed drinking fountain and cistern is thought to date to the early 19th century. Please be advised by your Conservation Officer in terms of whether the proposals are appropriate in principle and/or require any formal elements of built heritage recording before or during the work.

In relation to below-ground archaeology the site is within the Buxton Area of Archaeological Interest which principally relates to Roman Buxton but also spans the area of the medieval town. The current site may be a little peripheral to the Roman activity (though I note the record for a paved road at South St only about 90m away to the E); it would however be squarely in the medieval centre of the settlement. It is therefore a location of archaeological potential.

The application will involve some substantial excavation to dismantle the cistern for refurbishment. Archaeological monitoring of a trial pit during the planning of this work did not identify any earlier deposits but only infill material associated with construction of the cistern. However, because the proposed works are more extensive it is possible that earlier deposits might be impacted or revealed – and the construction sequence and pipework for the Grade II Listed fountain/cistern is also of some interest and should be recorded.

I therefore recommend that archaeological monitoring of the project groundworks would be appropriate in line with NPPF para 218 (in addition to any recording recommended by your Conservation Officer), and that this should be secured by a planning condition (on each consent) as follows:

“No development shall take place until a Written Scheme of Investigation (WSI) for archaeological monitoring has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives; and:

- The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.”

Derbyshire County Council Highways (No Objection recommends Informative)

It is considered that the proposed works will not have a highway impact. However, should any of the works require the temporary use of the adjacent highway during the implementation of the works, the applicant will be required to seek any necessary authorisation from DCC.

Based on the analysis of the information submitted and a review of Local and National policy the Highway Authority concludes that there would not be an

unacceptable impact on Highway Safety or a severe impact on congestion. There are no justifiable grounds on which an objection could be maintained.

OFFICER COMMENTS

Principle of Development

This application seeks full planning permission and listed building consent for the repair and renovation of the existing Listed Structure. The proposed works are consistent with the extant use of the site. Accordingly, provided that the works will not harm the significance of the Listed structure, which are considered in more detail below, the general principle is considered acceptable.

Design and Impact upon the Conservation Area

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.

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.

Paragraph 135 of the NPPF states amongst other matters that new developments should add to the overall quality of the area, be visually attractive as a result of good architecture and sympathetic to the surrounding built environment.

Section 16 Paragraph 212 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.

Paragraph 215 states that 'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'.

It has been established that the existing cistern forms a significant feature of architectural value as a neo-classic structure and high communal value attributed to the cisterns origins. The drinking cistern is therefore a highly important feature within the Conservation Area.

The proposed works would result in the refurbishment of the existing structure in order to preserve its historic interest for generations to come. Although it is noted

that substantial repairs to the structure would need to be undertaken, given the deteriorating nature of the existing cistern the works are deemed to sustain and enhance the character of the Conservation Area as the works would improve the aesthetic appearance of the existing structure.

The proposals would see the re-instatement of the original drinking urn atop the listed structure and re-installation of cast iron railings surrounding. Both of these elements had been pre-existing and have been removed since the erection of the cistern. It is thought that the railings were removed during World War 2 and the urn removed approximately 20 years ago on safety grounds. The proposed railings and original urn are judged to lead to a degree of improvement within the Conservation Area and would result in the structure appearing more akin to its original appearance when first installed in the 19th Century.

The Conservation Officer has reviewed the details of the proposed railings and has ascertained that “Reinstating the iron railing is supported as it will provide some protection to the structure while reinstating a historic feature. The heritage statement proposes to finish the iron railing in a purple/brown or a hague blue. Both colours are considered acceptable heritage colours.”

Therefore, it has been assessed that the proposed works would not have an unacceptable design and would sustain and enhance the character of the Conservation Area in accordance with Local Plan Policy EQ6, EQ7, the Design Guide SPD, and 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.

Section 16 Paragraph 212 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.

Paragraph 215 states that ‘where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use’.

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 development seeks significant restorative works to the existing listed cistern as well the installation of cast iron railings and the original urn. The existing structure has deteriorated substantially and this application is supported by significant details of the proposed measures to ensure that the refurbishment works are carried out as sensitively as possible and the re-use of stone wherever possible. The construction details plan identifies that it is proposed to utilise a brick core within the centre of the structure in order to secure its stability. This will also allow for future repairs to isolated stone elements without requiring the complete deconstruction of the cistern. The method statement identifies that the cistern will utilise interlocking pre-fabricated stone panels which would replicate the original building technique.

The Conservation Officer has declared that this approach will “*retains the authenticity of the Listed Building and secure long-term stability for the structure.*”

Whilst the works are substantial in their nature and will result in the loss of some historic fabric the development would use retained and repaired ashlar stone where possible and new stone elements would utilise new ashlar gritstone which shall be conditioned accordingly to ensure that the new stone elements would not result in an appearance which would have any harm upon the historic character and integrity of the Grade II Listed structure.

The Conservation Officer has been involved from the outset of this application and has confirmed that “The Cistern was originally constructed from a local sandstone which is no longer quarried for public sale. A pre-application meeting on site allowed officers to view alternative sandstone samples on site. As noted in the submitted heritage statement Peakmoor and Birchover Buff gritstones ashlar samples were viewed on site and agreed as acceptable matches.”

The re-instatement of the cast iron railing and original urn atop the cistern are judged to lead to a visual improvement to the structure and its surroundings which will also help increase security and the safety of the structure from further damage. These elements were original and have been removed during the lifespan of the structure. Therefore, the works would return the listed cistern to a more original appearance which is deemed to comprise an enhancement to the character of the structure.

Consequently, the development would help secure the future of this important Grade II Listed heritage asset and continue to sustain and enhance the long-term future of its character and appearance for hereafter in accordance with Local Plan Policy EQ7 and Chapter 16 of 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 proposed development consists of minor alterations which would not increase the building footprint of the site or increase any additional outlooks from the site. Consequently, the proposed development is judged to not have any unacceptable impacts upon residential amenity. The development accords with local plan policy EQ6, the Residential Design Guide SPD and national policy in the NPPF.

Highway matters

Although the cistern is located immediate adjacent to a footpath and the highway, it is noted that the highway authority raises no objection to the development. They recommend an informative in the event that temporary traffic management measures are required.

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 not increase overnight stays or surface water run-off from the site. Therefore, it will not 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 proposals would enhance the character and appearance of the Listed Building and wider conservation area. 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 application is recommended for approval subject to conditions.

OFFICER RECOMMENDATION : Approve (Full & Listed Building Consent)

Case Officer: Stuart Talbot

Recommendation Date: 06/07/2026

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On behalf of High Peak Borough Council