

DELEGATED DECISION REPORT

HPK/2026/0046
Valid 26/03/2026

5 6 THE QUADRANT
BUXTON

LISTED BUILDING CONSENT
FOR INSTALLATION OF 1 NO.
NON-ILLUMINATED
PROJECTING SIGN TO THE
SHOPFRONT.

(LISTED BUILDING CONSENT -
ALTERATION)

MAIN ISSUES

- Impact on architectural interest and historic significance of Listed Building including its setting

DESCRIPTION OF SITE

The application relates to Nos. 5 and 6, The Quadrant, Buxton, a three storey building that sits within a row of similar terrace (1-9 The Quadrant) that dates from the 1860's all of which are designated as Grade II Listed Buildings.

This application relates specifically to the ground floor Café and its principal elevation, which comprises a ashlar stone façade and modern shopfront including contemporary glazing within arched recessed openings with supplementary stone detailing.

The property lies within the defined Town Centre of Buxton and lies within a highly sensitive and prominent location within the Buxton Central Conservation Area.

The building has recently been subject to planning history that secured Listed Building Consent, Advertisement Consent, and Full Planning Permission for various internal and external works to facilitate the recently introduced café use, under HPK/2024/0519, HPK/2024/0520 and HPK/2024/0521 respectively.

PROPOSAL

Gail's, the current occupier of the building and applicant, is seeking Listed Building Consent for the installation of a single non-illuminated projecting sign to the shopfront.

The sign has a rectangular form which would be located approximately 2.85m above ground floor level, and measures 0.75m x 0.35m, adorning the Gail's branding, with beige background and red font.

Further to comments made by the Council's Conservation Officer, revised Elevation Plans have been submitted that show a revised annotation which read as follows:

“Proposed metal hanging blade sign on new bracket fixed to existing stone.”

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Section 38(6) of the Planning and Compulsory Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application.

The Local Development Plan for this site comprises the High Peak Local Plan (2016). Adopted Supplementary Planning Guidance documents and the National Planning Policy Framework (NPPF) are also material considerations in determining applications.

High Peak Local Plan 2016

S1 Sustainable Development Principles
S1a Presumption in Favour of Sustainable Development
EQ7 Built and Historic Environment

National Planning Policy Framework 2024

Achieving Sustainable Development	Chapter 2
Conserving and Enhancing the Historic Environment	Chapter 16

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

The site has been subject to a very long planning history. The most recent history that precedes this application is presented as follows:

HPK/2024/0519	Listed building consent installation of advertisements & awning and the removal of left-sided glazed door and replacement with window to match others. Removal of existing partition stud walls (Approved 15/04/2025)
HPK/2024/0520	Consent to display advertisement for the installation of advertisements & awning and the removal of left-sided glazed door and replacement with window to match others. Removal of existing partition stud walls (Approved 15/04/2025)
HPK/2024/0521	Installation of advertisements & awning and the removal of left-sided glazed door and replacement with window to match others (Approved 15/04/2025)
HPK/205/0215	Removal of Condition 3 relating to HPK/2024/0519 (Refused 10 th September 2025)

CONSULTATIONS

Publicity

Site Notice expiry date: 14th May 2026
Neighbour consultation period ends: 17th April 2026
Press Advert: 30th April 2026

Public Comments

None

Town / Parish Comments

N/A

Historic England

No comments to make

The Gardens Trust

We have considered the information that you have provided and on the basis of this do not wish to comment on the proposals at this stage. We would however emphasise that this does not in any way signify either our approval or disapproval of the proposals.

HPBC Conservation Officer

Initial Response

Summary of Significance

The proposal would involve alterations to a Grade II listed building, which is situated in Buxton Central Conservation Area and immediately opposite Cavendish Shopping Arcade (Grade II).

1-9 The Quadrant (Grade II) is a row of shops dating c.1860 with 20th century alterations. The buildings are 3-storeys, stepped and curved along the street and constructed in stone with slate roof. The buildings have symmetrical facades with 3-light windows to first and second floor and rusticated pilasters. The significance of the buildings relates to their illustrative eclectic mix of Neo-Classical detailing and association with the continued expansion of Buxton in the Victorian period.

Cavendish Arcade (Grade II) was built as a thermal hot bath in c.1853 and later remodelled to a shopping arcade in the 1980s. The building is constructed in ashlar with a slate roof. The significance relates to its association with the development of Buxton as a spa town, retention of ornate internal décor and layout as a former baths.

Buxton Central Conservation Area was designated for its predominant association as a planned spa town settlement implemented by the principal landowners – the Dukes of Devonshire – from late-18th century. The central part of the town is characterised by its high proportion of Georgian and Victorian buildings, association with select group of notable architects, cohesive design of buildings and high quality parks and

landmarks. The development site makes a positive contribution to the area's character and appearance.

Assessment and Impact

The proposal would involve installation of a non-illuminated hanging sign to the front elevation of the building. In principle there are no concerns with this as the colours are muted, the size of the sign is proportionate to the building and, overall, this would not detract from the building's architectural interest.

The application, however, doesn't specify the material of the sign and the bracket – which would be required along with the finish (i.e. matt finish?). In addition, is the lettering on the sign proposed to be flush or are these applied lettering?

In addition to the above, it is also noted that the concept visualisation still shows a projecting awning, the detail of which was removed from previous permissions (application refs: HPK/2024/0521 & HPK/2024/0520 & HPK/2024/0519) so we would recommend a condition to be worded that these details are not approved under this permission.

Conclusions

In summary, there are no objections to the principle of the proposal from a conservation perspective as the proposed size of the sign would be proportionate to the building and the colours are relatively muted so would not detract from the architectural interest. However, as noted above, there are some technical details missing from the application and we would require clarification on the following:

- Material of the sign and bracket
- Finish to the sign (e.g. matt finish?)
- Details on the lettering of the sign (e.g. raised or flush lettering?)

Further Comments

I'm not sure that the attached drawing is a revision as it's the same as the one submitted at the application stage. I did query the material of the actual signage (as the annotations only refer to the bracket being metal). They replied in May (email attached) to say the sign would be upvc, which wouldn't be acceptable from a conservation perspective.

I think at this stage we just approve the consent and restrict the materials with a compliance condition. See suggested conditions below:

- Notwithstanding the annotations and concept visualisations shown on the Proposed Elevations (A2200-BC) no canopy shall be installed on the building.
- The proposed hanging sign hereby approved shall be of metal or timber construction only.

HPBC Environmental Health

EH don't generally comment on listed building consents. We'll defer assessment of building's historic fabric and architectural character to the local council's Conservation Officer. If there are specific Env Health issues (acoustics, drainage, etc) these should be raised in detail on a case by case basis with Env Health.

Illuminated advertising isn't really a technical issue; it's simply a case of comparing the figures supplied by the applicant with an appropriate standard.

Standard – the following is widely adopted

Professional Lighting Guide 05: The brightness of illuminated advertisements (2015)

– Institute of Lighting Professionals.

Unfortunately, I don't have access to a copy of this but these are the recommended levels for EZ3 and 4

SIZE OF ADVERTISE- MENT	AREA TYPE / ZONE	PROFESSIONAL LIGHTING GUIDE 05 MAXIMUM LUMINENCE LEVEL
Up to 10 m2	Suburban / Zone 3	600 cdm2
Over to 10 m2	Suburban / Zone 3	300 cdm2
Up to 10 m2	Urban / Zone 4	600 cdm2
Over 10 m2	Urban / Zone 4	300 cdm2

ENVIRONMENTAL ZONES:

The ILP recommended that in their Development Plans, Local Planning Authorities specify the following environmental zones for exterior lighting control.

Category Examples

E1: Intrinsically dark areas National Parks, Areas of Outstanding Natural Beauty, etc

E2: Low district brightness areas Rural or small village locations

E3: Medium district brightness areas Small town centres or urban locations

E4: High district brightness areas Town/city centres with high levels of night-time activity

Illuminated advertising is probably not appropriate for EZ 1 and EZ2, but that's very much a matter for the planning officer to decide.

OFFICER COMMENTS

Principle of Development

The application relates to an established and active retail premises that forms part of a row of properties that are Grade II Listed, located within a highly sensitive and prominent area within the Buxton Central Conservation Area.

As such, the application is subject to LP Policy EQ7 and restrictive national planning policies contained under Chapter 16 of the NPPF underpinned by Sections 66 and 72 of the Act 1990. The application can therefore only be supported in principle where it is satisfactorily demonstrated that the proposed signage preserves or enhances the architectural interest and historic significance of the Listed Building.

Where harm is identified, any such harm must be weighed against any public benefits associated with the scheme in the overall planning balance.

Impact on 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 planning permission 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.

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.

Chapter 16 of the NPPF contains the national planning policies aimed at conserving and enhancing the historic environment. Paragraph 212-221 sets out how a local planning authority should assess the significance of a heritage asset and the potential impact of a development proposal upon that asset.

Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss. 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.

The application seeks Listed Building Consent for installation of a single non-illuminated projecting sign to the shopfront. There can be no doubt that this is one of the most sensitive parts of Buxton, with the Quadrant forming a key gateway into the town centre when approaching from the north and west. The shopfront and associated signage is therefore extremely sensitive to change.

The Conservation Officer has confirmed that there are no objections in principle to the location and type of sign in this location, with the colours being muted, and the size of the sign being proportionate to the building, thereby not detracting from the architectural interest of the building and its wider setting. However, the comments confirm that clarification is required with regards the specific material of the sign and bracket, which includes the proposed finish.

In addition, the plans continue to show a concept visualisation that shows a projecting awning, and therefore for avoidance of doubt a condition is recommended to ensure that this awning does not form part of any approval.

The applicant's agent sought to address the point of clarification by email received 20th May which states the following:

- Sign is to be made of waterproof PVC, spraypainted with vinyl lettering
- Bracket is to be metal
- Matt finish, sprayed Oyster white.
- Lettering will be flush

The email makes the point that Gail's have installed several of these on listed buildings, due to their quality and longevity.

The Conservation Officer has confirmed that the introduction of PVC will not be acceptable in the interests of heritage conservation, and that the application can be supported subject to an appropriate compliance condition that ensures that the hanging sign is of either metal or timber construction, as well as a second compliance condition referring to the concept visualisations and that the awning shown does not form part of the approved plans.

In light of the above, it is considered that subject to the applicant adhering to the above compliance conditions, the proposed sign would preserve the architectural interest of historic significance of the Listed Building, in accordance with LP Policy EQ7, relevant paragraphs contained under Chapter 16 of the NPPF, and Section 66(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

Other Matters

The conclusions of the Environmental Health Officer are noted. However, owing to the fact that this application relates solely to the potential impact of the signage on the Listed Building and that no illumination is proposed, matters raised by this consultee are not material to the outcome of this application.

CONCLUSION / PLANNING BALANCE

LP Policy S1a reflects the presumption in favour of sustainable development contained within the National Planning Policy Framework. It states that planning applications that accord with relevant policies in the Local Plan will be approved without delay.

Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development. For decision-taking this means:

- approving development proposals that accord with an up-to-date development plan without delay; or
- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i) the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or
- ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination

The application seeks Listed Building Consent for 1no non illuminated sign serving a coffee shop at ground floor level. In line with the assessment set out above, the proposed signage is considered to be acceptable and will preserve the architectural interest and historic significance subject to two compliance conditions.

The application is therefore considered to be in accordance with the Local Development Plan, relevant paragraphs contained under Chapter 16 of the NPPF, and Section 66(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

In light of the above, the application is judged to constitute a sustainable form of development and in line with LP Policy S1a and paragraph 11 of the NPPF the application is recommended for approval subject to appropriate conditions.

OFFICER RECOMMENDATION: Approve with Conditions

Case Officer: James Stannard

Recommendation Date: 14th July 2026

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council