

Head of Development Services
High Peak Borough Council
Town Hall, Market Place
BUXTON
Derbyshire
SK17 6EL

Highway Officer: Jenny Rhodes
Our ref: HPBC/2026/018107
Your ref: DOC/2026/0037
Date: 16 July 2026

Dear James Stannard

**TOWN AND COUNTRY PLANNING ACT 1990
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015
ARTICLE 18 CONSULTATION WITH HIGHWAY AUTHORITY**

PROPOSAL: Discharge of conditions 3 , 4 , 5 , 6 , 7 relating to HPK/2025/0196

**LOCATION: KINGS ARMS HOTEL Market Place
Chapel-En-Le-Frith**

The Local Highway Authority (LHA) would recommend that the application be **deferred**.

The application proposes the discharge of conditions 3 (windows), 4 (external lanterns), 5 (flat roof railings), 6 (fire escape) and 7 (signage). Although the LHA did not advise any of the conditions, having reviewed the submitted details, the LHA has the following comments.

The details submitted relating to conditions 3, 5 and 6 would not have a material impact on the highway.

Condition 4 relates to external lanterns. Four lanterns are proposed on the northern elevation of the building, one at ground floor level and three at first floor level. The northern elevation of parts of the building immediately abut the carriageway of Eccles Road, as there is no footway at this point. Two of the lanterns are on the parts of the

elevation that immediately abuts the carriageway, one being only 1.4m above the carriageway level. No details of the luminance of the lanterns have been submitted.

Plans also show a floodlight on the western elevation of the building. No details of the luminance of the floodlight, the angle of the beam or the area it would illuminate have been submitted.

Condition 7 relates to signage. Two non-illuminated signs are proposed: a flat sign on the eastern elevation of the building and a hanging projecting sign on the southern elevation of the building. The projecting sign is at second floor height and would project 1.15m from the southern elevation. The southern elevation immediately abuts the footway on High Street. As the footway is narrow, the sign would overhang the carriageway. As any projection should be no closer than 0.5m from the edge of the adjoining carriageway it is unlikely that a projecting sign could be accommodated.

It is noted that there is a historic bar projecting over the carriageway from the southern elevation which is likely to have had a hotel/pub style sign hung from it in the past. The bar is 8.3m high above the carriageway. The sign would hang 1.5m lower than the bar. No evidence has been submitted that a similar sign has been hung from the bar in recent years.

The LHA would recommend that the two lanterns overhanging Eccles Road be relocated or removed, details of the luminance of the lanterns be submitted, details of the luminance of the floodlight, the angle of the beam and the area it would illuminate be submitted, and removal of the proposed projecting sign. Upon receipt of the requested information the LHA will provide further comments.

Yours Sincerely

Jenny Rhodes
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
13 July 2026	Jenny Rhodes	Adrian Martin	16 July 2026