

Conservation Team Advice

Date: 04/08/2026

Application Ref: DOC/2026/0037

Site Address: Kings Arms Hotel, Market Place, Chapel en le Frith

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

Heritage assets affected:		
Designated Heritage Asset(s):	☒	Chapel en le Frith Conservation Area
Non-Designated Heritage Assets(s) (NDHAs):	☐	

Conservation Advice

Condition 3 – Windows and Doors

Documents:

NH-KINGS-CON-100 - Window & Door Details_C1

Britannia Windows - Supporting statement

The supporting statement states that only the principal elevation windows will be constructed of timber. The remaining windows would be timber-look units. A sample or product specification of the timber-look units are required in order to determine their acceptability within the conservation area given the prominent location of the application site. At the time of writing, insufficient information has been provided in order recommend the discharge of condition 3.

Condition 4 – External Lanterns

Document:

NH-KINGS-CON-101 - External Lantern

Plans show LED lights to be installed to the front elevation of the Kings Arms. The proposal of LED lights is contact to the details original proposed. Approved plans under HPK/2025/0196 originally indicated the retention of the exiting door lantern, and the addition of two further lanterns. Decorative lanterns would be a more appropriate form of external lights for the principal elevation, due to its prominent location on the Market Place. As such condition 4 should not be discharged at this time.

Condition 5 – Flat Roof Railings

Documents:

NH-KINGS-CON-102 - Roof Railings

Plans propose to raise the height of the existing wall. The build up of this wall is considered acceptable. Annotations show this will be constructed using natural stone to match the existing. In order to ensure an appropriate match details of the proposed stone should be requested prior to discharge.

Condition 6 – Metal Fire Escape

Documents:

NH-KINGS-CON-103 - Metal Fire Escape

Plans propose to retain and refurbish the existing fire escape. Confirmation of the proposed final paint colour required prior to discharge.

Condition 7 – Signage

Documents:

NH-KINGS-CON-104 – Signage

Plans propose to reinstate the historic Kings Arms Sign; this is supported as it restores a traditional feature to the building. It will also allow the history of the building to remain legible within the conservation area.

Plans further propose to install a 1500mm by 1500mm sign with the new name of Chapel House. The sign would be positioned unusually high in the eaves for a two and a half storey building. As such the sign appears to sit uncomfortably between the first and second storey. Signage would be better read lower down, at first floor level to better complement the building architectural features.

Conservation Officer: Rachel Robinson

High Peak Borough Council