

High Peak Borough Council
Buxton Town Hall
Market Place
Buxton
Derbyshire
SK17 6EL

Your Ref HPK/2026/0262

Our Ref CRTR-PLAN-2026-47265

Monday 17 August 2026

Dear Stuart Talbot,

Proposal: Listed Building Consent for Installation of 3 air source heat pumps and raising height of river boundary wall

Location: Canal House, Unnamed Road Alongside Canalside Cottis, Buxworth

Waterway: Peak Forest Canal Bugsworth Arm

Thank you for your consultation.

We are the charity who look after and bring to life 2000 miles of canals and rivers. Our waterways contribute to the health and wellbeing of local communities and economies, creating attractive and connected places to live, work, volunteer and spend leisure time. These historic, natural and cultural assets form part of the strategic and local green-blue infrastructure network, linking urban and rural communities as well as habitats. By caring for our waterways and promoting their use we believe we can improve the wellbeing of our nation. The Trust is a statutory consultee in the Development Management process.

Based on the information available our substantive response (as required by the Town & Country Planning (Development Management Procedure) (England) Order 2015 (as amended)) is the following advice:

The application site is located between the Peak Forest Canal Bugsworth Arm to the south and Black Brook to the north. We do not believe that the section of boundary wall to be raised is in our ownership and we do not have any information on its overall condition. We recommend that the Applicant ensures that appropriate assessments are undertaken to satisfactorily demonstrate that the integrity of the wall will not be affected by the additional loading incurred through raising its height.

Although two of the Air Source Heat Pumps are quite unobtrusively located and should not be visible from the adjacent towpath, the third is located to the east of the detached annex and appears to be somewhat more prominently sited and likely to be visible from the towpath. We note the comments set out in the Design Access and Heritage Statement regarding the siting of this unit, but we nonetheless ask the LPA to consider carefully whether this location would detract from the setting of the various designated heritage assets here (conservation area; Grade II listed building and Scheduled Monument) and whether there might be scope to identify a less visible location for it. Should this not prove possible, the Applicant's proposal to have the unit painted dark green or grey should be taken up and secured via a suitably worded planning condition.

Please do not hesitate to contact me with any queries you may have.

Yours sincerely,

Canal & River Trust Spatial Planning Team

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Ian Dickinson MRTPI
Area Planner

<https://canalrivertrust.org.uk/specialist-teams/planning-and-design>

Canal & River Trust Spatial Planning Team

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