

## HERITAGE IMPACT ASSESSMENT

**PROPOSAL** : Erection of a two storey side / rear extension following demolition of existing detached garage  
**ADDRESS** : 15 Naylor's Yard, Leek, ST13 5HF  
**APPLICANT** : Mr and Mrs Rushton  
**DATE** : May 2016 **JOB No.** : 2015-2059

### CONTEXT

The application property is a non-listed building in the Leek Conservation Area. It is a two storey dwelling dating from the early part of the C19th. The Leek Conservation Area was designated in 1970 and has been extended a further 4no. times, the latest being in December 2013. The Conservation Area itself is broken into 5no. Character Areas and the site forming this application is situated in the central section with the market town and St. Edward's Church. In the Leek Conservation Character Area at 4.4 it states:

*Overton Bank and Clerk Bank 4.4 West of the church a deep road cutting has left Clerk Bank and Overton Bank severed by traffic. Historic buildings on Clerk Bank are varied and picturesque (4.3). Here cruck cottages sit between the brick or render of former town houses, and the stonemullioned facade of the Old Grammar School makes an uneasy companion for the harsh red brick of the former Maud Institute (5.2). Behind these the modest industrial buildings of Naylor's Yard have become housing, and Mount Pleasant Chapel has given way to a Beth Johnson home with gardens to the south and a graveyard to the west. Between St. Edward Street and Overton Bank the black and white façade of the Swan flanked with the 18th century Assembly Room marks the extent of the former market square (3.3). Further west are the modest row of late 18th century cottages built for poor Quakers, and the high stone wall that encloses the Friends Meeting House and its tree covered grounds (4.4).*

### PLANNING POLICY

The Development Plan for the area comprises the recently adopted Staffordshire Moorlands Core Strategy. The application site is located within the settlement boundary of Leek and the Conservation Area.

As you will be aware Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that when determining a planning application, the decision maker must make their determination in accordance with the Development Plan unless material considerations indicate otherwise. Given this obligation, this chapter therefore considers national guidance relevant to the application as well as the Core Strategy Development Plan Document (March 2014). In particular policies DC1 & DC2 are relevant to the application.

National Planning Policy Framework Paragraph 128 requires applications to describe the significance of any heritage assets affected, including any contribution made by their setting. Paragraphs 131 and 132 require local planning authorities to take account of the impact of a proposed development on the significance of a designated heritage asset, giving great weight to the asset's conservation.

In section 7 (Requiring good design) The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible

from good planning, and should contribute positively to making places better for people (para 56). Then in section 12 (Conserving and enhancing the historic environment) it states that in determining planning applications, local planning authorities should take account of: the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.

## **DESIGN**

The application proposes the erection of a two storey side / rear extension following demolition of existing detached garage. The proposal is considered to represent good design, which will echo and reflect the design of the existing property. The overall appearance will be simple in form replicating features present in the existing house, such as the fenestration, brickwork and materials. It is considered that the scale, form and appearance of the proposal will complement the existing property.

## **HISTORIC ASSET EVALUATION**

The application building represents an extended 19<sup>th</sup> century dwelling in Leek. Its significance is its contribution to the towns character, which in this location comprises of a mix of older stone modest dwellings and later modest brick buildings. The design of the proposed will complement the existing property. The proposal will replace an existing garage that is unsightly and therefore the Conservation Area will be enhanced significantly. The scale and mass of the proposal can be comfortably located within the site and the character appearance of the of the host dwelling will be maintained. Therefore, the contribution to the historic asset has been preserved. On this basis the proposal is considered to have been favourably assessed against the criteria and is therefore acceptable from a planning and historic viewpoint.