DELEGATED DECISION REPORT

SMD/2018/0142	**69 DERBY STREET**	**PROPOSED NEW ROOF AND**
Valid 12/03/2018	**LEEK**	**ALTERATIONS**
		(FULL - MINOR)

MAIN ISSUES

- Principle of development
- Design/impact on the character/appearance of the Conservation Area

DESCRIPTION OF SITE/CONTEXT

The application building is 69, Derby Street, Leek, which is an attached two-storey building of brick wall construction, under clay tiled roof and to the rear of the building is a small yard area which is accessed from Ball Haye Street. The surrounding area comprises of commercial buildings varying between two and three-storeys high. The site is within the development boundary of Leek Town and is located with a Conservation Area with an Article 4 Direction applied, on one of the Town Centre Shopping Streets, as defined in the Local Plan.

PROPOSAL

The application seeks full planning permission for *"proposed new roof and alterations."*

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Core Strategy Development Plan Document – Adopted March 2014.

SA1 – Creating distinctive, sustainable, self-supporting settlements
SA2 – Meeting the needs of our communities
SA3 – Encouraging s strong, prosperous and diverse economy
SA4 – Maintaining a quality environment and special places
SS1 – Development principles
SS1a – Presumption in favour of sustainable development
SS2 – Future provision of development
SS3 – Distribution of development
SS5 - Towns
SS5a – Leek area strategy
SD2 – Renewable/low carbon energy
SD3 – Carbon saving measures in development
SD4 – Pollution and flood risk
TCR1 – Development in the Town Centres
DC1 – Design considerations

DC2 – The historic environment
C1 – Creating sustainable communities
T1 – Development and sustainable transport
T2 – Other sustainable transport measures

National Planning Policy Framework

- Ministerial foreword
- Introduction (Inc. Achieving sustainable development, presumption in favour of sustainable development, core planning principles, delivering sustainable development)
- Ensuring the vitality of town centres
- 4 Promoting sustainable transport
- 6 Delivering a wide choice of high quality homes
- 7 Requiring good design
- 10 Meeting the challenge of climate change, flooding and coastal change
- 12 Conserving and enhancing the historic environment

National Planning Practice Guidance

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1980/1449 – Change of use from shop to insurance broker's office and travel agency. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 12/04/2018
Neighbour consultation period ends: 04/04/2018
Press Advert: Yes

Public Comments

None received.

Town / Parish Comments

Leek Town Council

Not unneighbourly.

Conservation/Listed Buildings

An unusual former workshop/weaving shed which is in a dilapidated state. It is an interesting historic building but given that it is only visible from the Co-op car park its retention of detailing would not be realistic. The application proposes the removal of a large workshop window and infilling with brickwork, inserting a timber sash window and replacing the glazed roof with tiles.

No objection subject to matching materials and agreement of joinery details. I would also suggest a condition to state that photos of the structure outside and inside (once stripped out) are submitted to the Historic Environment at Staffs County.

ADDITIONAL INFORMATION

The applicant has submitted the following additional documents, details of which can be read on file:-

- Design and Access Statement (Inc. ref to Heritage)

OFFICER COMMENTS

Principle of Development

As noted, the application building is located within the shopping area of Leek Town centre and Conservation Area with an Article 4 Direction applied, as defined in the Local Plan.

Within the context of Local Plan policies, the proposed development is considered to be acceptable in principle.

Design/impact on the Conservation Area

As noted, the application building is an attached two-storey building, constructed of red brick under a tiled roof, located in Leek Town Centre and Conservation Area.

The external appearance of the rear of the existing building is to be mostly retained, with the exception of the first-floor glazed screen window/door, which are to be removed and replaced with new timber sash window and brickwork to match that of the existing building. The part glazed/tiled roof is to be removed and replaced with a new roof, with all new tiles to match those of the existing building.

The proposed works are basically refurbishment. There is no change to the use of the building or its layout. The Conservation Officer raises no objections, subject to conditions.

It is considered that the proposed development will not harm the Conservation Area. As such, the proposal is considered to be acceptable and to comply with the design and conservation tenets of policies DC1 & DC2 and sections 7 and 12 of the NPPF.

Residential amenity & Highway safety

The proposed development raises no issues re neighbouring residential amenity or highway safety. As such, the proposal accords with the amenity tenets of Core Strategy policy DC1 and bullet point 4 of para 17 of the NPPF and Core Strategy policies TCR1, T1 and T2 and section 4 of the NPPF.

CONCLUSION / PLANNING BALANCE

Bearing the above comments in mind it is considered that the proposal constitutes a sustainable form of development that accords with the Development Plan. Therefore the application should be approved without delay in accordance with para. 14 of the NPPF, subject to conditions.

OFFICER RECOMMENDATION: APPROVE

Case Officer: John Williamson
Recommendation Date: 09/05/2018

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council