From:	Lisa Jackson
To:	Planning (SMDC)
Subject:	FW: SMD/2019/0719 - Holywell house Fynney Street Leek
Date:	17 January 2020 14:08:00

Hi

Consultation response for logging and web please.

Thanks

Lisa

From: Bayliss, Gillian
Sent: 17 January 2020 14:06
To: Lisa Jackson
Subject: SMD/2019/0719 - Holywell house Fynney Street Leek

Hi Lisa,

SMD/2019/0719 - Holywell house Fynney Street Leek

Definite harm to close views of the setting of the Listed Buildings on Fynney Street and setting of the Conservation Area. The building is in an extremely sensitive position right on the brow of the hill looking down towards the Pickwood Hall estate and adjoining some of Leek's finest architectural Listed Buildings. Whilst the current building does not contribute to the character of the area at least it is modest in size with a mature wooded context and allows views past it. The building could be improved as it has a very top-heavy roof but it really should be a modest scale and design so as not to detract from setting of the Listed Buildings and the fine landscape setting.

The dominant tower suggestion is not the way to go forward and I would strongly object to it to this jutting out element.

Gill Bayliss MA (Arch Con), MA (Env Planning) IHBC RTPI
Senior Conservation Officer
Staffordshire Moorlands District Council & High Peak Borough Council