

## DELEGATED DECISION REPORT

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**SMD/2021/0642**  
**Valid 09/11/2021**

**LEEK MOORLANDS**  
**HOSPITAL ASHBOURNE**  
**ROAD**  
**LEEK**

**PARTIALLY REBUILD**  
**DEFECTIVE BOUNDARY DRY**  
**STONE WALLS WHICH FRONT**  
**ONTO THE MAIN A523.**  
**REPLACEMENT OF**  
**DEFECTIVE METAL RAILINGS**  
**TO THE REAR OF THE STONE**  
**WALL.REBUILDING OF THE**  
**STONE BUTTRESS TO THE**  
**EXISTING STONE WALL**  
**ALONG THE EASTERN**  
**BOUNDARY.**

**(LISTED BUILDING CONSENT -**  
**ALTERATION)**

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### MAIN ISSUES

- Impact on the historic and special interests of the adjacent listed building and its setting

### DESCRIPTION OF SITE

Leek Moorlands Hospital is a Grade II Listed Building which is situated within its own landscaped grounds at the junction of Ashbourne Road with Kniveden Lane, Leek. The vehicular access to the main hospital is located off Kniveden Lane although a secondary access for staff parking is provided directly off Ashbourne Road.

The principal elevation to the main road is set well back from the highway and bounded by a dry stone (sandstone) wall punctuated with 4 openings which are formalised with large dressed local red sandstone piers with capping stones. Above the wall, there are metal railings that run along the entrance from Ashbourne Road. It has an approx. height of 0.7m.

During the planning process, part of the wall fronting Ashbourne Road had collapsed. This was a result of the ground water build up behind the wall.

### PROPOSAL

This application seeks consent for the partial rebuild of the boundary wall and replacement to part of the metal railings that runs along the main entrance from Ashbourne Road. The applicant also intends to re-build the buttress located to the eastern boundary from within the hospital site.

## **RELEVANT LOCAL AND NATIONAL PLANNING POLICIES**

### **Staffordshire Moorlands Local Plan (Adopted Sept 2020)**

SS2 – Settlement Hierarchy  
DC1 Design Considerations  
DC2 The Historic Environment

### **National Planning Policy Framework**

Section 12: Achieving well-designed places  
Section 16 of the Planning (Listed Buildings and Conservation Areas) Act

## **SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**

No relevant history

## **CONSULTATIONS**

### **Public Comments**

|                                       |                                       |
|---------------------------------------|---------------------------------------|
| Neighbour comments                    | No neighbour representative received  |
| Town / Parish Comments                | None received                         |
| Staffordshire County Council Highways | No objections subject to informatives |
| Historic England                      | No comment                            |

## **OFFICER COMMENTS**

### **Principle of Development**

National policy guidance set out in the Framework confirms the great weight in favour of the conservation of "heritage assets" such as listed buildings and conservation areas. The particular significance of any element of the historic environment likely to be affected by a proposal should be identified and assessed. Any harm should require clear and convincing justification. Where a proposal would lead to less than substantial harm to the significance of a designated heritage asset, the harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

In terms of local planning policy DC2, it states that Council will safeguard and where possible enhance the historic environment and interests of acknowledged importance including in particular significant buildings (both statutory Listed and on a local register) by:-

1. Resisting development that would harm or be detrimental to the special character and historic heritage of the District's towns and villages and those interests of acknowledged importance;

2. Promoting development which sustains, respects or enhances buildings and features which contribute to the character or heritage of an area and those interests of acknowledged importance.

The proposed works involve the repair of the original boundary sandstone wall and replacement of railings above parts of the wall. Mature trees will be removed to undertake the works on the Ashbourne Road side.

It is considered that the original boundary wall itself creates a distinctive and significant entry into the site from the Ashbourne Road approach. It was also recognised during the site visit that the wall requires substantial repair which will require partial removal during construction so that the wall can be strengthened to prolong the longevity of the structure.

Given that the works that is intended will be a like for like replacement with the use of reclaimed and reused sandstone, this is most appropriate option to ensure the appearance will be the same as existing. It is also considered that while the applicant will introduce a reinforcing blockwork and concrete bases to the front wall internally, which is not typical of the original build, this will not be seen following completion and on balance, is deemed a necessity to ensuring the wall is restored and preventable of collapsing. The agent has also assured that there will be a surplus of reclaimed materials as a result of this reinforcement blockwork; this will be conditioned to ensure the wall is kept to the original. Any new materials used on the external wall shall be approved by the Local Planning Authority prior to works.

Overall, the works is considered to have a negligible effect on the historic and special interests of this prominent listed building and its setting. A recommendation for conditional approval is therefore made.

**OFFICER RECOMMENDATION :     Approve**

**Case Officer: Lisa Li**

**Recommendation Date: 21/01/21**

X *B.J. Haywood*

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Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**