

DELEGATED DECISION REPORT

SMD/2023/0565
Valid 24/11/2023

27 QUEEN STREET
LEEK

**REPLACEMENT WINDOWS
AND DOORS ON THE FRONT
ELEVATION**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Heritage
- Development within a Conservation Area
- Development affecting the setting of a Listed Building

DESCRIPTION OF SITE

The site is a two storey half red brick and half white rendered terraced house from the mid-19th Century. The principal roadside elevation is very simple and symmetrical, with two windows either side of the main front door and two more windows on the first floor which sit nearly directly above the two windows on the ground floor. The windows are currently top opening. 27 Queens Steet is not listed, however next door is the Grade II listed 29, 29A and 29B Queen Street which were all designed by Larner Sugden.

Opposite the road is the Grade II listed building St Lukes Church.

The site is within the Leek Conservation Area.

PROPOSAL

The proposal is to replace the windows and front door of the property with similar. White wood effect uPVC for the windows, and Cotswold Green composite uPVC for the front door which will be in the same style as the existing. the proposal will change the top-opening windows to a French style case window with two glazing bars per piece of glazing splitting it into three.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
DC1 Design Considerations
T1 Development and Sustainable Transport
SS5 Leek Area Strategy
DC2 The Historic Environment

National Planning Policy Framework

Paragraph(s) 1 -14, 47, 131, 135, 195, 200 – 204.

Section(s) 4 – Decision making, 12 – Achieving well designed and beautiful places;
16 – Conserving and enhancing the historic environment.

Adopted Supplementary Planning Documents/Guidance (SPD/G):

- Design Principles for Development in the Staffordshire Moorlands
- Staffordshire Moorlands Design Guide SPD – 5: Alterations, extensions, and conversions.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None.

CONSULTATIONS

Publicity

Site Notice expiry date: 19/12/2023

Neighbour consultation period ends: 19/12/2023

Press Advert: 10/01/2024

Public Comments

None received.

Town / Parish Comments

None received.

Staffordshire County Council Highways

No Objection.

SMDC Conservation

No comments received.

OFFICER COMMENTS

Principle of Development

In accordance with Policies SS1 and SS2 of the Staffordshire Moorlands Local Plan the Council expects all new development to make a positive contribution towards the sustainability of communities and to protect and where possible enhance the environment.

Design

SMDC Policy DC1 requires development to be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area; and be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, height, density, layout, siting, character and appearance.

Staffordshire Moorlands District Council's Design Guide SPD outlines the Council's expectations in respect of design and states that alterations need to be undertaken with care. Insensitive changes can easily spoil a building. For a development to be considered appropriate, the Council would universally expect to see alterations which revitalise the building without altering its fundamental character.

The design of the proposed windows is considered an improvement to the top opening windows which are not in keeping with the character of the heritage property, nor are they similar to what would have originally been fitted to the house. The existing windows are uPVC and the replacement windows will also be uPVC, however the proposed will have a wood-effect, rather than smooth plastic. The proposed windows will improve the character of the property and will be in keeping with the nearby listed buildings.

Heritage

Policy DC2 seeks to preserve and enhance heritage assets and their setting, and ensure that proposals contribute positively to the to the character of the built and historic environment. All applications likely to affect a heritage asset will need to be accompanied by a heritage statement.

The proposal was accompanied by a comprehensive heritage statement, and the proposed designs will enhance the setting of designated and non-designated heritage assets as it is more in keeping with traditional window design than the existing windows. Therefore the proposal conforms with Policy DC2.

Policy SS5 seeks to promote Leek's special character and heritage by conserving and enhancing buildings, sites and areas of heritage and cultural importance. 27 Queen Street is in the Leek Conservation Area, and the listed building next door was designed by the prominent architect Larner Sugden. Arguably, this would qualify this place to be an area of 'heritage and cultural importance', as both William and Larner Sugden have strong ties to Leek. The replacement of unsuitable windows in favour of a more traditional style is thought to help conserve this heritage. The proposal therefore complies with Policy SS5.

Amenity

Paragraph 135 f) of the NPPF seeks to secure a high standard of amenity for all existing and future occupants. Local Plan Policy DC1 requires development to achieve a satisfactory relationship to adjacent development and to not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The site is bounded by 29 Queen Street to the east and 25 Queen Street to the west. The site does not overlook these properties as it overlooks the road and church opposite. The proposal is for replacement of existing windows, and will therefore will have no greater impact on residential amenity. The proposal is compliant with Policy DC1.

Highway Safety

Paragraph 104 of the NPPF states that patterns of movement, streets, parking and

other transport considerations are integral to the design of schemes and contribute to making high quality places. Policy T1 seeks to provide safe and sustainable access and ensure that development does not lead to an increase in on street parking.

The proposal is for replacement windows and will have no impact on highway safety. The proposal is compliant with Policy T1.

CONCLUSION / PLANNING BALANCE

On balance, the proposal seeks to bring positive design changes to a heritage property within the setting of Listed Buildings and Conservation Area. The proposal will have no negative impact on residential amenity, highway safety, or heritage. The proposal is recommended for Approval.

OFFICER RECOMMENDATION : Approve

Case Officer: Reuben Berriman

Recommendation Date: 19/01/2024

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council