

From: [Ross Anthony](#)
To: [Planning \(SMDC\)](#)
Subject: Application Ref: SMD/2021/0854 - Warehouse, 2-4 Silk Street, Leek, Staffordshire, ST13 6HX
Date: 03 July 2024 13:35:57

FAO: Arne Swithenbank

Address: Warehouse, 2-4 Silk Street, Leek, Staffordshire, ST13 6HX

Application Ref: SMD/2021/0854

Proposal: Listed building consent for the conversion, alterations and extension of the two-storey former Warehouse and Silk Shade to create three 3-bedroom properties. plus 1-bedroom detached dwelling in place of the former outbuilding.

Statutory Remit: Historic Buildings & Places (HB&P) is a consultee for Listed Building Consent applications, as per the *Arrangements for handling heritage applications – notification to Historic England and National Amenity Societies and the Secretary of State (England) Direction 2021*. We are concerned with historic assets of all types and all ages, including conservation areas and undesignated heritage.

Comments: Thank you for notifying HB&P about amended plans submitted for the above application for listed building consent. HB&P have reviewed the documents available online and provide the following comments for consideration.

HB&P recognise that the existing buildings are in poor condition and that introducing a new use is vital to securing this grade II heritage asset and providing it with a viable future. However, the rear extensions are considered excessive and overly dominant. They change the historic, elongated form of the warehouse range and almost entirely obscure the rear elevation. While the Silk Street elevation will be restored, the size and design of the extensions changes the character of the rear elevation to one more akin to a row of terrace housing, which results in the loss of the industrial character of the building from within the courtyard. This is further exacerbated by the brick finish, which does little to delineate the new from the old.

Internally, it appears the remaining roof trusses, which are indicative of the former warehouse use of the building, appear to be removed and much opening up of the rear will result in the loss of historic building fabric. Cumulatively, these changes erode the significance and the historic character and interest of the building.

Each extension adds more than two thirds of the floorspace of that within the host heritage asset and therefore would appear to be an over development. There is potential for a more modest lean-to structures that would maintain the industrial character of the building. Perhaps this would be better achieved with two, rather than three dwellings.

Policy: Chapter 16 of the NPPF (2023), particularly paragraph 205, that states: 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'.

Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that, in considering whether to grant listed building consent for any works the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Regards

Ross Anthony

Case Work

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Historic Buildings & Places is the working name of the Ancient Monuments Society, a registered charity in England and Wales (no. 209605). It is one of the National Amenity Societies and a consultee on Listed Building Consent applications as per the *Arrangements for handling heritage applications – notification to Historic England and National Amenity Societies and the Secretary of State (England) Direction 2021*. We are concerned with historic assets of all types and all ages, including planning applications affecting historic buildings in conservation areas and undesignated heritage.