

DELEGATED DECISION REPORT

NMA/2024/0010 Valid 22/04/2024	BUTTERMARKET MARKET PLACE LEEK	APPLICATION FOR A NON- MATERIAL AMENDMENT FOR - REDUCTION OF SIZE OF THE LOUVRE VENTS TO THE SIDE ELEVATIONS OF THE TRESTLE MARKET AND OMISSION OF ONE OF THE LOUVRE VENTS TO EACH SIDE. INTRODUCTION OF 2NR. 750MM (W) X 750MM (H) LOUVRE VENTS TO THE FRONT ELEVATION (FRONTING ONTO SILK STREET CAR PARK). LOUVRE VENTS SHALL BE ALUMINIUM WITH POWDER COATED COLOUR TO MATCH THE EXISTING FACING BRICKWORK, AS PER THE ORIGINAL DESIGN. IN RELATION TO APPLICATION SMD/2023/0497 (NON MATERIAL AMENDMENTS)
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MAIN ISSUES

Whether the proposed amendments are non- material

There is no statutory definition of ‘non-material’. The PPG confirms that this is because it will be dependent on the context of the overall scheme – an amendment that is non-material in one context may be material in another. The LPA must be satisfied that the amendment sought is non-material in order to grant an application under section 96A of the Town and Country Planning Act 1990.

DESCRIPTION OF SITE

The changes relate to the Buter market and Trestle market in Leek for which external alterations were approved under SMD/2023/0497

The buildings are not Listed but lies within the Leek Conservation Area. The Leek Conservation Area Appraisal notes the application buildings to be ‘Prominent Buildings’.

PROPOSAL

This application relates solely to louvres and seeks to:-

- a) Remove one of the approved louvre panels from Elevation PE-02 and reduce the size of the remaining one on this elevation
- b) Insert two new louvre panels on the Silk street car park elevation, Proposed elevation PE 01. Size 750mm by 750mm in terracotta to match the brickwork
- c) Insert one new louvre panel on the side elevation, Proposed elevation PE 07

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted September 2020)

SS1 Development Principles

DC1 Design Considerations

DC2 Conservation Area

National Planning Policy Framework

CONSULTATIONS

None

OFFICER COMMENTS

The buildings (Butter and Trestle market) are not listed but form an important part of Leeks heritage and lie within the Conservation Area.

The Silk Street car park elevation (Elevation PE 01) where two new louvres are proposed is the more prominent elevation of the three where louvres are either approved or now proposed. Even here though their size and finish in terracotta could not be said to be dominant or a material change to the approved plans. In addition the applicants agent has confirmed that the louvres on this elevation will cover two visible redundant outlet pipes. The new louvre to PE 07 and reduced louvre on PE 02 are considered inconsequential

CONCLUSION / PLANNING BALANCE

That the changes proposed are non-material and a Section 96A can be granted

OFFICER RECOMMENDATION : Approve

Case Officer: Jane Curley

Recommendation Date: 23rd July 2024

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

