

From: [Joanne Needham](#)
To: [Planning \(SMDC\)](#)
Subject: FAO Chris Johnston Re: SMD/2024/0358 - The Quiet Woman, 73 St Edward Street, Leek, Staffordshire, ST13 5DN - SPAB Response
Date: 16 September 2024 15:45:08
Attachments: [Outlook-ucid5a2f.png](#)

Dear Chris Johnston,

Application ref: SMD/2024/0358

Address: The Quiet Woman, 73 St Edward Street, Leek, Staffordshire, ST13 5DN

Proposal: Listed building consent for Change of Use from Public House to form 4 Holiday Lets and associated listed building consent.

Our ref: SPAB/JN/197467/24

Thank you for notifying the SPAB of the above application. I apologise for the delay in sending this response but we have not been able to access your Council's website and the application until very recently. However, we have now reviewed the documentation and I write with the Society's comments and advice.

Please note that the Society previously commented on the 2020 application for Change of Use to Holiday Accommodation (SMD/2020/0690). Our consultation response for that case was sent on 6th January 2021 and you may wish to refer to that correspondence as our position remains the same with regard to potential change of use and application details.

With specific reference to the current application - the Society has no objection in principle to the proposed Change of Use but we advise that it is not currently possible to fully assess the proposals and their potential impact on the building's significance owing to a lack of sufficient information.

While a Design, Access and Heritage Statement has been provided, it contains very little in respect of the required description/assessment of the buildings significance. It is therefore advised that the application immediately fails to meet paragraph 200 of the National Planning Policy Framework (NPPF) and will likely prevent your authority from fulfilling subsequent paragraph 201 (of the NPPF). A detailed Heritage Statement (including a suite of internal and external images, and a phasing plan) undertaken by a suitably qualified and experienced Historic Buildings professional should be provided.

Additionally, the current Design, Access and Heritage Statement refers to both a Schedule of Work and a Heritage Proposal - neither of which appear to have been included in the application documentation. Very little information and detail is provided on the drawings and there are no specifications.

In order to fully understand the potential impact (and therefore help establish the acceptability) of the proposed use, it is essential that details of the nature, extent, and specifications of any works required to effect the change to holiday lets, are provided. We advise that the authority request this information (together with justification for any harm/losses) so that the proposed Change of Use and associated works can be fully assessed. Should this information not be forthcoming then we advise that the application be refused.

We trust that this response is helpful. Should you re-consult the Society, please do so by sending consultations to: casework@jcnas.org.uk

Regards,

Joanne.

Joanne Needham
Casework Officer

Usual working days: Monday to Wednesday

Please send all notifications of listed building consent applications, faculty applications, and requests for pre-application advice to casework@jcnas.org.uk

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