

DELEGATED DECISION REPORT

SMD/2024/0353
Valid 14/08/2024

PEAK WEAVERS HOTEL
21 KING STREET
LEEK

**CHANGE OF USE OF HOTEL
AND RESTAURANT TO A
DWELLING. INSTALLATION
OF PV PANELS ON THE
CARPORT ROOF.**

(FULL - MINOR)

MAIN ISSUES

- Loss of economic role
- Design Appearance
- Heritage (Leek CA; setting of adj LB; possible NDHA)

DESCRIPTION OF SITE

Large and somewhat grandly designed two storey early 19th C red brick building set back and elevated from road level and secluded by mature trees. Tarmac drive and parking to the side with open-fronted lean-to slate roofed outbuilding serving as a four-vehicle car port along the rear of the parking area. This outbuilding is attached by its lean-to with a two / three storey building on Compton occupied by light industry (Leek Glass). Imposing dressed stone frontage retaining wall with notable steps aligned to frame a view towards the grand front doorway. The building in its main section is double fronted with distinctive two storey bays including curved side sections, original timber sashes and delicate leaded stained glass to the upper right hand bay. To the left is a two storey later (post 1887 /c.1900) addition presenting a row of three ground floor and three first floor large sash windows retained in timber at least to the ground floor level. This section also projects to the rear with a further more recent 20thC element. The building is of brick with slate roofing.

Immediately rear of the building and separated by only some 6m to 8m (where there is a small yard and outbuildings) is the highly imposing tall Grade II Listed St. Mary's RC church. Alongside to the south is a 1997 three storey development of flats in traditional materials complementary to King Street. Facing the property the opposite side of King Street comprises a terrace of three storey silk weavers houses. These and a similar terrace running north on the same side are noted in the Staffordshire Heritage Environment record as dating from c.1800 to 1830.

It is understood from the application submissions that the property has been held as a hotel / guest house by the current occupiers since 1999 for whom it is also their private home.

It is stated at 5.04 of the PDAS that *“The Peak Weavers hotel has been marketed on the open market initially through a Commercial Estate Agent and more recently a local Residential Estate Agent. The two different agents have marketed the property for some time as a going concern without any real interest, leaving the current owners with little option but to look at the property being possibly used for residential purposes.”*

PROPOSAL

To form a single dwelling of six bedrooms. The application is accompanied by a heritage statement and design and access statement. It is stated that there are no external changes proposed.

The scheme does however propose solar pv panels to the outbuilding (car port) roof positioned as shown on submitted drawing WACR /PP/02/008 – proposed front and side elevations. No further design details or specifications have been submitted.

BNG

As a change of use with no exterior building development or land surface changes the proposal is exempt from any statutory biodiversity net gain requirement.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS2 Settlement Hierarchy
SS5 Leek Area Strategy
DC1 Design Considerations
DC2 The Historic Environment
H1 New Housing Development
NE1 Biodiversity and Geological Resources
NE2 Trees, Woodland and Hedgerows
T1 Development and Sustainable Transport

National Planning Policy Framework (Dec 2023)

Paragraph(s) 1 – 14;

Section(s) 4 – Decision making; 6 – Building a strong and competitive economy; 7 – Ensuring the vitality of town centres; 8 Promoting healthy and safe communities; 11 – Making effective use of land; 12 – Achieving well designed places and beautiful places; 15 – Conserving and enhancing the natural environment; 16 – Conserving and enhancing the historic environment.

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

- Space About Dwellings SPG
- Design Principles SPG
- Design Guide SPD adopted 21st February 2018

Local Plan Supporting Evidence Documents:

- Landscape and Settlement Character Assessment (2008)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

78/04864/OLDDC Use of 21 King Street as a guest house and restaurant for residents and non-residents (maximum seating for 20) – approved

79/07445/OLDDC Construction of fire escape – approved

81/09591/OLDDC Modification of condition 1, planning permission ref: SM48645 [?] 16.05.78 in relation to the use of 21 King Street for guest house and restaurant for residents and non-residents – approved

88/00720/OLD Change of part of hotel to public bar – refused

96/00858/OLD Illuminated projecting sign – approved

CONSULTATIONS**Publicity**

Site Notice expiry date: 16.10.2024

Neighbour consultation period ends: 09.09.2024

Press Advert: 18.09.2024

Public Comments

None

Town / Parish Comments

Leek Town Council: No objection. The application is not un-neighbourly and is a way to preserve a unique and interesting building and to not let it fall into disrepair.

SMDC Waste Collection Services

No issues

Staffordshire County Council Highways

Recommend acceptance. The property is located on King Street (Road No. D1290) an unclassified road which is subject to a speed limit of 30 mph. King Street serves

mainly residential properties, there are footways on both sides and streetlights. It was noted at during the site visit, it was observed that both sides of King Street were completely occupied by parked vehicles.

This application is for a change of use from a hotel and restaurant (Class C1) to a residential dwelling (Class C3). The property was previously a residential dwelling planning permission was granted in 1978 for conversion to a hotel.

The property currently has 10 bedrooms (7 bedrooms and 3 resident's bedrooms). It is proposed to retain 6 bedrooms and repurpose 4 of them into an office, a dressing room and study rooms.

Off road parking for the hotel and restaurant currently provides space for at least 10 vehicles. Access to the property will be via the existing access to the hotel and restaurant car park off King Street. There are no proposed changes to either the access or the parking arrangement. It is considered there will be a reduction in trips given the proposed change of use from a 10-bedroom hotel and restaurant to a residential property. It is considered the proposal will not have a detrimental impact on the adopted highway. No objection.

OFFICER COMMENTS

Principle of Development

Acceptable in principle being within the town development boundary. The site is in the Leek Conservation Area and the location is included in the Leek Conservation Area Article 4 (2013) but this specifically addresses domestic properties only. At present the planning status of 21 King Street may best be considered sui generis as it combines both private living quarters and hotel use. Alternatively if treated as a hotel as described in the 1978 consent it would be in planning use class C1. Either way the Article 4 does not currently apply to the property. Although the Article 4 references 'domestic microgeneration equipment' this is specific to Part 40 of Schedule 2 from a pre-2015 version of the GPDO and no longer extant.

Under Part 14 of the GPDO(2015) the installation or alteration etc of solar equipment on domestic premises is PD under Class A with the exception that in a Conservation Area it is not PD if installed on a wall which fronts a highway. The PD applies both to a dwelling (or block of flats) and to a building within the curtilage of a dwelling (or block of flats). If 21 King St were to become a dwelling the addition of solar panels to the roof of the car port out-building would be PD. At present this element of the proposal is development which requires planning consent.

Consideration should be given to whether there is an economic / regeneration impact of the proposal through loss of the hotel and / or whether the premises hold status as a community facility. This has been discussed with the Planning Policy section who have offered the view that by reference to the Local Plan this proposal "does not need to be treated as an employment site or community facility".

The main issue therefore with regard to the conversion of the property from hotel to dwelling is a matter of ensuring there would be a suitable level of amenity for the future occupiers.

With no exterior changes proposed save for the solar panels the development does not otherwise involve physical works that amount to development needing consent.

Design

Without question the property is amply sized internally to function as a dwelling. There is also ample garden area and although this is largely at the front it is well protected from the public street by its elevated position and the fringe of shrubs and trees along the garden front edge. Being within the Conservation Area no tree of stem diameter greater than 7.5cm at 1.3m high can be cut or removed without first giving written notice to the LPA which may then intervene if considered necessary by for example creating a TPO.

With regard to the solar pv panels the proposed siting is on a building set well back from the street scene. Although these would be visible through the drive entrance the addition of roof pv panels would not be conspicuous. Noting the potential for available PD on becoming a dwelling (if approved) including in the CA it would be appropriate to grant consent subject to the same or similar conditions. In reaching the decision on this basis it will not be necessary to request further drawn details and specifications.

Heritage

The property is not Listed and appears not to be mentioned in the Leek Conservation Area Appraisal nor is it itemised in the Staffordshire Heritage Environment record. There are though good grounds nonetheless to regard the property as a non-designated heritage asset – the Conservation Area environment would be much the poorer were the fine frontage details of this early 19th C building damaged or altered.

In relation to dwelling house the Article 4 designation precludes Part 1 PD under Classes A to H where the work would front a highway. In the event this proposed development is approved and implemented the Article 4 protections would apply.

The change of use would have no impact on the setting of the adjacent Grade II Listed Church and no consequences for the character and appearance of the Leek Conservation Area.

Amenity

Size of the dwelling and the available outside space have been considered above under design and are acceptable.

The light industry window manufacturer / installer occupying the un-related building attached to the rear of the car port should be sufficiently separate not to cause risk of disturbance by way for example of noise.

Highway Safety

With ample on-site turning and parking space there are no Highways concerns – as confirmed by the HA response.

CONCLUSION / PLANNING BALANCE

In consideration of all of the above the application is recommended for approval subject to a condition in particular with regard to the installation of the proposed solar pv panels.

OFFICER RECOMMENDATION : **Approve subject to conditions**

Case Officer: Arne Swithenbank

Recommendation Date: 31st October 2024

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council