

DELEGATED DECISION REPORT

**SMD/2024/0497
AND
SMD/2024/0498
Valid 01/11/2024**

**LEONARD HOUSE
LEONARD STREET
LEEK**

**INTERNAL ALTERATIONS,
EXTERNAL SIGNAGE AND
SECURITY LIGHTING AND
CAMERA POSITIONS.**

**(FULL – MINOR AND LISTED
BUILDING CONSENT)**

MAIN ISSUES

- Heritage Asset – Listed Building
- Design

DESCRIPTION OF SITE

Leonard House is a converted stable building associated with the former police station. Leonard House is part of a group listing for the police station, superintendents house, stables and boundary walls. In reference to the stables the listing description states:

‘the buildings are enclosed in a walled courtyard to the rear, with stabling and other ancillary buildings.’

Leonard House is located to the rear of the courtyard, with glimpse views from the street. The building has previously been used as a small office building. As such no historical features remain internally. A number of velux roof lights have been inserted into the rear roof elevation to provide light to the upper floors.



PROPOSAL

Planning and listed building consent is sought for a number of internal and external alterations:

- Internal insulation to all external walls, utilising existing plasterboard fixtures.
- Replacement of 2x security cameras
- Relocation of security alarm
- Installation of business signage fastened via spacer screws.
- 2x security lamps
- Revised plans show the installation of 1x roof light to lean-to roof of 550mm by 698mm.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS2 Settlement Hierarchy
DC1 Design Considerations
DC2 The Historic Environment
T1 Development and Sustainable Transport

National Planning Policy Framework

Section 4 decision-making
Section 12 achieving well-designed places
Section 16 conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2000/0890 Listed Building Consent for conversion of existing garages into meeting room and offices APPROVED 27/09/2000

CONSULTATIONS

Publicity

Site Notice expiry date: 17/12/2024
Neighbour consultation period ends: 27/11/2024
Press Advert: 11/12/2024

Public Comments

None received at the time of writing

Town / Parish Comments

None received

Environmental Health

None received

Staffordshire County Council Highways

None received

Historic England

No comments to make

OFFICER COMMENTS**Principle of Development**

Local Plan (LP) Policy SS 2 seeks to focus further growth within the Development Boundaries of the Districts largest settlements. The Application site is located within the Development Boundary of Leek, which is identified by LP Policy SS2 as one of the Districts larger Towns.

Design and heritage

NPPF paragraph 212 states that 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".

Paragraph 213 goes on to say that: "any harm or loss [to a heritage asset] should require clear and convincing justification."

LP Policy DC 1 states that all development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area in line with the Council's Design Guide SPD

LP Policy DC 2 states that the council will conserve and where possible enhance heritage assets, including their setting in a manner appropriate to their significance.

The proposed alterations include the installation of internal insulation to all external facing walls. Officer site visit demonstrated that the internal walls have been lined with a gypsum plaster boarding using approx. 2by2 fixtures. No internal features remain internally following the buildings conversion in 2000 (approx.). Proposed plans state that the insulation will be affixed to the existing plaster boarding fixtures, and will not create new fixtures into the historic fabric of the building. As such the proposed relining of internal walls is considered a neutral change, replacing modern material for similar.

Externally, the front elevation has minimal visibility from the street scene due to the courtyard boundary wall. The front elevation shows evidence of a poorly conducted previous conversion with a number of modern elements including concrete ramp, security fittings, timber cladding and suspected elements of concrete mortar (see image below).



The proposed scheme, proposed no physical changes to the front elevation. However, it does proposed the relocation of the security alarm, new security cameras and a business sign. These elements will not alter the fabric of the building. In order to prevent further harm to the fabric of the building it is recommended that the proposed new security fittings be affixed to the mortar joints, rather than the historic red brick.

Revised plans confirm the installation of a small Velux rooflight to the lean-to. Officer site visits showed evidence of a pervious rooflight in the same position, since removed. The lean-to elements is suspected to be a later addition to the stables. The proposed roof light will be fitted into the location of a previous rooflight, to minimise any harm to or loss of original fabric. There are a number of existing velux roof lights in the rear elevation. It is proposed to install a small velux roof light to match these. Discussions with the applicant regarding the type of roof light demonstrated that the use of a conservation roof light would require the previous roof light opening to be enlarged. As such in this case a non-conservation roof light is considered to be

acceptable to reuse the previous opening and minimise the loss of the buildings fabric.

Overall the proposal is considered to be acceptable in terms of heritage and design.



Amenity

Section 12 Paragraph 135(f) of the NPPF states that development should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

The proposed works include the installation of a roof light to the lean-to kitchen. a kitchen is not considered to be a habitable room, and due to the location of the proposed roof light there will be no privacy concerns.

The proposed security cameras will replace existing cameras, and will not have view onto public land. As such it is considered that there will no impact upon public or residential amenity.

The proposed business signage will have minimal visibility from the public realm due to the courtyard boundary wall. As such will present no visual intrusion.

Overall there are no amenity concerns.

Highway Safety

The proposal will not change the use of the building, nor will it lead to increased demand for parking at the application site. There is a public car park opposite the application site in the event that additional parking is required. As such it is considered that there will be no impact upon highway safety.

CONCLUSION / PLANNING BALANCE

The development is considered acceptable in terms of design, heritage amenity and highway safety. It is considered to be in accord with the relevant policies put forward in the Local Plan and the NPPF. Therefore this application is recommended for approval.

OFFICER RECOMMENDATION : Approve

Case Officer: Rachel Robinson

Recommendation Date: 19th December 2024

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council