

## DELEGATED DECISION REPORT

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**SMD/2024/0441**  
**Valid 01/10/2024**

**29 KING STREET**  
**LEEK**

**REPLACEMENT OF 3**  
**WINDOWS AND FRONT DOOR**

**(FULL - HOUSEHOLDER)**

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### MAIN ISSUES

- Design
- Heritage
- Development affecting a Conservation Area

### DESCRIPTION OF SITE

The site consists of a red brick-built terraced house and its curtilage, dating from the 1820s, and is located close to Leek Town Centre. The property is situated in the Leek Conservation Area, but is not Listed.

The properties along King Street are of significance, as the majority are typical of Silk Weavers houses, distinguished by their weavers' windows on the second-floor front elevation. Constructed in Flemish Bond from solid red brick and blue headers, with a Welsh slate roof, many of the houses retain their wooden sliding sash windows (or modern replicas) maintaining much of the character of the street.

### PROPOSAL

The application seeks permission to replace the ground and first floor windows with uPVC sliding sash windows with a 2 over 2 configuration (similar to 36 King Street) and the second-floor window is to be replaced with a flush casement sash window with a similar 2 over 2 configuration, to be coloured Pebble Grey, similar to that of the colour of 38 King Street. The windows will also be wood grain effect, mimicking the material that the original windows would have been made of.

The front door is to be of Georgian style, similar to that of others on the street with 6 panels two of which are to incorporate two small panes of glass at the top. Again, this will be wood grain effect and dark olive green in colour. The fanlight above the door is to be kept and restored, preserving the original feature.

### RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

#### **Staffordshire Moorlands Local Plan (Adopted 2020)**

SS1 Development Principles  
SS2 Settlement Hierarchy  
SS5 Leek Area Strategy  
DC1 Design Considerations

T1 Development and Sustainable Transport

## **National Planning Policy Framework**

Paragraph(s) 1 -14, 47, 131, 135, 200 – 204.

Section(s) 4 – Decision making, 12 – Achieving well designed and beautiful places, 16 – Conserving and enhancing the historic environment.

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

- Design Principles for Development in the Staffordshire Moorlands
- Staffordshire Moorlands Design Guide SPD
- Space About Dwellings SPD

## **SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**

- MD/1987/1143. (OLD REFERENCE: 87/00832/OLD). DESCRIPTION: Extension to form larger kitchen. DECISION: WITHDRAWN

## **CONSULTATIONS**

### **Publicity**

Site Notice expiry date: 05/11/2024

Neighbour consultation period ends: 29/10/2024

Press Advert: 13/11/2024

### **Public Comments**

None received.

### **Leek Town Council Comments**

*At a meeting of Leek Town Council Planning Committee on 19th November 2024, the council resolved to object to the application of replacement windows and door due to the proposed replacement not being in keeping with the heritage style design code of the rest of the properties in the street.*

### **Staffordshire County Council Highways**

None received.

### **Leek and Moorlands Historic Buildings Trust**

Objection, as the proposed design is inappropriate, having regard to the original form of fenestration for King Street. The windows should be of the 8 over 8 pane type of sliding sashes with concealed boxes. L&MHBT advise that if still present, the neighbouring no.31 first floor window design would be ideal.

## **OFFICER COMMENTS**

### **Principle of Development**

In accordance with Policies SS1 and SS2 of the Staffordshire Moorlands Local Plan the Council expects all new development to make a positive contribution towards the sustainability of communities and to protect and where possible enhance the environment. The site is within the Leek Development Boundary and therefore acceptable in principle.

### **Design**

SMDC Policy DC1 requires development to be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area; and be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, height, density, layout, siting, character and appearance.

Paragraphs 131 and 135 of the NPPF outline what is expected of good design and required for the development of high quality, beautiful places, and provides for a high standard of amenity for existing and future users.

Staffordshire Moorlands District Council's Design Guide SPD outlines the Council's expectations in respect of design and states that the design of replacement or new windows needs to relate to the age and style of the property in question as well as to the local context. The design of the proposed development is an improvement on the current windows and appears to respond to No.33 and the adjacent Grade II Listed Albion Mill. There is a large degree of variety along the street, including 2-over-2, 3-over-3, 8-over-8, and 10-over-10 sash windows, as well as more modern casement windows, such as the existing. The proposed design is an improvement and so does not harm the conservation area, however it does not enhance the Conservation Area in an 8-over-8 design, as the Town Council and Historic Buildings Trust suggest. This particular arrangement would enhance the Conservation Area. However, the 2-over-2 design sustains the heritage asset, representing a significant improvement when compared to the current windows, which are high level opening.

The windows are proposed to be a 'pebble grey' colour, which appears to be a light grey colour. This is not considered to be harmful, as there is an existing mix of window colours on King Street, from the traditional white gloss, to off-white and cream, to light and dark greys. The proposed door will be an olive green, again there are a variety of door colours throughout the street. Overall, it is not considered the design would not be harmful to the Conservation Area, and represents an improvement on the existing windows, and is therefore acceptable.

### **Amenity**

Paragraph 135 f) of the NPPF seeks to secure a high standard of amenity for all existing and future occupants. Local Plan Policy DC1 requires development to achieve a satisfactory relationship to adjacent development and to not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing,

overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The site is bounded by 27 and 31 King Street, however there would be no change to impact on residential amenity, due to the nature of the application for replacement windows.

### **Highway Safety**

Paragraph 109 of the NPPF states that patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places. Policy T1 seeks to provide safe and sustainable access and ensure that development does not lead to an increase in on street parking. Due to the nature of the application for replacement windows, the proposed development would not have any impact on highway safety.

### **Heritage**

Policy DC2 seeks to preserve and enhance heritage assets and their setting and ensure that proposals contribute positively to the character of the built and historic environment. All applications likely to affect a heritage asset will need to be accompanied by a heritage statement. The proposed development is an improvement on the current windows and appears to respond to No.33 and the adjacent Grade II Listed Albion Mill. The proposed design is an improvement and so does not harm the conservation area, however also it does not enhance the Conservation Area. An 8-over-8 design, as the Town Council and Historic Buildings Trust suggest, would enhance the Conservation Area. However, the 2-over-2 design sustains and preserves the heritage asset, with no harm to the character and appearance of the conservation area. Accordingly, the development would comply with Policy DC2 of the Local Plan.

### **CONCLUSION / PLANNING BALANCE**

In light of the above, the proposed development does not pose harm to the Conservation Area and represents an improvement on the existing windows. The proposed development does not necessarily enhance the Conservation Area, the 2-over-2 design, does however, sustain the heritage asset, with no harm to the character and appearance of the conservation area.

Therefore, the application is recommended for approval.

**OFFICER RECOMMENDATION :    APPROVE, subject to conditions.**

**Case Officer: Reuben Berriman**

**Recommendation Date: 15/01/2025**

X *J Colley*

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Signed by: Jane Colley Signature

**On behalf of Staffordshire Moorlands District Council**