

**From:** [Rachel Robinson](#)  
**To:** [Planning Comments \(SMDC\)](#)  
**Subject:** SMD/2024/0546 - DERELICT PLOT OF LAND OPPOSITE EARL GREY INN Wood Street  
**Date:** 28 January 2025 10:09:17  
**Attachments:** [image001.png](#)

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Please see comments for SMD/2024/0546

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SMD/2024/0546

DERELICT PLOT OF LAND OPPOSITE EARL GREY INN Wood Street, LEEK

No Objection

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The derelict plot opposite Earl Grey Inn is located within the Leek Conservation area, in close proximity to the grade II listed London Mill on Ashbourne Rd. The plot is currently a rundown, or derelict, plot located in a prominent corner position. The site currently has derelict boundary treatments of red brick. This style of boundary treatment is characteristic of boundary treatments along Ashbourne Rd. However, the site itself detracts from the conservation area due to its derelict state.

The application proposes to install an EV charging station. Pg 13 of the submitted heritage statement demonstrates the extent of the proposed red brick boundary treatments to shield the charging equipment and cars from view along Ashbourne Rd. Some views will still be available from Wood St when approaching the conservation area boundary. However, due to the current derelict state of the site, the proposal will sustain the conservation area, provided that the proposed boundary treatment re-uses reclaimed brick from the site. As such there is no heritage objection subject to condition:

- The boundary treatments hereby approved shall be constructed using reclaimed bricks from the existing structures on site only, unless otherwise agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason:- To preserve the character of the conservation area.

Kind regards,

**Rachel Robinson** Conservation Officer

(She/Her)

Development Management

High Peak Borough Council and Staffordshire Moorlands District Council

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