

DELEGATED DECISION REPORT

SMD/2024/0518
Valid 17/12/2024

PLOUGH INN LEEK ROAD
ENDON

**LISTED BUILDING CONSENT
FOR SYMPATHETIC
CLEANING, RESTORATION
AND CONSERVATION OF
DECORATIVE MURAL ON
SOUTH WEST ELEVATION.
RESTORING THE MURALS
APPEARANCE AND
PROTECTING ITS IMPORTANT
HISTORICAL SIGNIFICANCE
FOR FUTURE GENERATIONS.**

**(LISTED BUILDING CONSENT -
ALTERATION)**

MAIN ISSUES

- Impact on a historic asset

DESCRIPTION OF SITE

The application relates to a Grade 2 Listed building, serving as a public house known Plough Inn. It sits within the Conservation area of Endon

According to the Historic England's listing, the inn is early C19 with C20 alterations and additions. Red brick part- rendered with painted stone quoins, plinth and dressings; hipped tiled roof of low pitch (in 2 parts) end stack and ridge stack to centre. Main front of 2 storeys and 3 windows; large flat-roofed semi-circular 2-storey bays; each with bands of 3 glazing bar sashes divided by painted columns, painted cills, heads and cornice; entrance to right of centre bay reached by a flight of 6 steps (C20 handrails); steep pediment over raised surround and part-glazed C20 door. Set-back link block to left and projecting wing to left not included.

PROPOSAL

The proposal seeks listed building consent to clean and restore decorative mural on the southwestern elevation of the property.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffs Moorlands Local Plan (adopted September 2020)

SS1 Development Principles
SS10 Other Rural Areas Area Strategy
DC1 Design Considerations
DC2 The Historic Environment

National Planning Policy Framework

Section 12 – Conserving and enhancing the Historic Environment

SITE HISTORY

SMD/2016/0331 Listed Building Consent for the replacement of 1no internally illuminated totem sign. Approved

SMD/2005/0065 Listed Building Consent for the replacement of 1no internally illuminated totem sign. Approved

SMD/2004/1168 Additional lamp to existing flood light stand and replacement of lantern style lamp and flood light. Approved

SMD/1987/0978 and SMD/1987/0957 Listed Building Consent for replacement and additional signs. Refused

SMD/1987/0144 and SMD/1987/143 Internal alterations with provisions of new window and construction of new porch entrance. Approved

SMD/1984/0401 Proposed car park extension and landscaping. Approved

SMD/1983/0123 Internal alterations, front porch and rear extension. Approved

CONSULTATIONS

Publicity

Site Notice expiry date: 3/02/25
Neighbour consultation period ends: 24/01/25
Press Advert: 6/02/25

Public Comments

None

Historic England	No comment
Conservation Officer	No objection subject to condition ensuring restoration is as per heritage statement
Environmental Health	No objection subject to timings and dust management during construction phase

Endon and Stanley Parish Council Support

OFFICER COMMENTS

Principle of Development

The main issues in this application are the impact of the proposals on the historic integrity of the Listed Building.

Impacts on Historic Assets

Policy DC2 of the local plan seeks to safeguard, and where possible, enhance the historic environment which includes designated heritage assets and listed buildings and conservation areas. In accordance with the Town & Country Planning (Listed Building and Conservation Areas) Act 1990, development is required to preserve or enhance the character and appearance of a heritage asset.

Paragraph 205 of the NPPF 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 206 goes on to say that: "any harm or loss [to a heritage asset] should require clear and convincing justification."

Paragraph 208 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

The Conservation officer has been consulted and noted the following-

The Plough Inn is a grade II listed building, with a distinctive mural located on the principle elevation. Historic photos provided within the heritage statement show that this mural evolved throughout the 20th century, to the current iteration appearing at an unknown date after 1952.

However, these images show that the mural has consistently shown an image of the countryside with 'the plough' written above. The application proposes to carefully clean and restore the current mural, details of the cleaning and restoration process are laid out in the heritage statement submitted. The mural is currently faded and as such careful restoration is supported. As such there are no heritage objections, provided that the method of restoration is as laid out in the heritage statement. The Conservation officer recommends a condition ensuring works are carried out as per the Heritage statement.

The case officer agrees with the comments made by the Conservation officer. Having been on site, the paintwork is peeling and in need of restoration. The proposed works to the mural will enhance a building within a prominent location along Leek Road and be a benefit to the public.

Given the above, it is concluded that the proposals accord with policy DC2 of the adopted Local Plan. The proposals will cause less than substantial harm in the contexts of paragraphs 206 and 208 of the NPPF.

Design and visual impact

Policy DC1 of the adopted core strategy sets out a list of design principals which all development should adhere to in order to respond positively to the built and natural environment.

As noted above, the cleaning and restoration of the mural is considered appropriate especially by a specialise heritage contractor. It is therefore considered that the

proposals accord with policy DC1 of the Local Plan and relevant design policies within the NPPF.

Other matters

Environmental Health raised no objections to the works but, they recommend conditions restricting time of works to avoid disruption to neighbouring dwellings and, ensure dust emitted from the works is within the site boundary to control pollutants. However, as this is not a planning application amenity considerations fall outside of the scope of this application which concerns itself only with heritage matters. Therefore the conditions cannot be imposed.

CONCLUSION

In determining this application the LPA has a statutory duty, under Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, to consider the impact of the proposal on the special architectural and historic interest of the listed building affected, and its setting. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the LPA to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area. Furthermore, paragraph 207 of the Framework 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. The proposed works can be supported based on the public benefit of ensuring that the mural is restored and ensure the viable use of the Listed Building as a public house can continue.

OFFICER RECOMMENDATION : Approve LBC

Case Officer: Lisa Li

Recommendation Date: 12/02/25

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council