

Conservation Team Advice

Date: 20th March 2025
Application Ref: SMD/2025/0094
Site Address: 2 Sunnyside, 2 Daintry Street, Leek
Proposal: Single storey rear extension with other general alterations

Heritage assets affected:		
Designated Heritage Asset(s):	☒	Leek Conservation Area
Non-Designated Heritage Asset(s):	☐	

Conservation Advice

Summary of Significance

The proposal would be situated in Leek Conservation Area, which was designated for its medieval origins as a market town and growth in silk and textile production and brewing industries from the 17th century. The area is characterised by its medieval planned settlement origins, overlaid with 18th to 20th century buildings, predominant construction in bricks and gritstone with Staffordshire blue tiles and eclectic mix of architectural styles illustrative of the different phases of development. The building the proposal relates to forms a very late-19th century terrace, visible on c.1898 OS map (Fig.1). The houses along Daintry Street are large suburban houses designed in a mixture of eclectic revival styles, typical of late-Victorian architecture. The buildings make a positive contribution to the character and appearance of the Conservation Area.

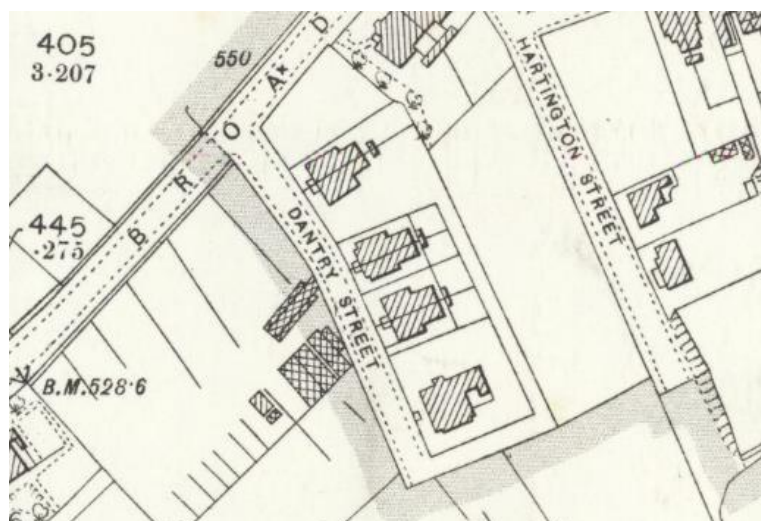


Fig.1 c.1898 OS map [online] (National Library of Scotland)

Assessment and Impact

The proposal would involve construction of a single-storey extension to the rear/side elevation, alteration of a dormer window to the side elevation, replacement rooflight and replacement of basement level windows to the front elevation.

The proposed rear extension would be 1-storey with a pitched/lean-to roof and constructed in red brick walling with plain clay tiles. Whilst the fenestration design would be overtly contemporary, the modest and subservient scale of the extension would mean this would not detract from the appreciation of the overall architectural interest of the principal building and the character and appearance of this part of the Conservation Area. In addition, the proposed palette of facing materials – brick and plain tiles – would be sympathetic to the appearance of the Conservation Area and help complement the surrounding built heritage. As a suggestion, however, it would be recommended that the soldier course headers and cills are removed from the proposed detailing and the bricks are just run through. Although it is recognised that the design utilises contemporary fenestration, the removal of the soldier course headers would help create more contemporary clean lines of the extension which would better complement the building. The details of which could be conditioned.

The proposal includes alteration to the flat roof dormer and replacement of a rooflight on the side elevation. It is proposed to make this dormer a pitched roof. This would be more sympathetic to the typical pitched roof form seen elsewhere in the Conservation Area. The Design & Access Statement mentions replacement of a rooflight with a conservation style rooflight. This would unlikely impact the character of the Conservation Area.

The works would also involve replacement of 3-light window to the basement on the front elevation. This is a modern style opening and the replacement like-for-like in style, although aluminium, would unlikely impact the heritage significance of the building in this instance as this window makes little to no contribution to the building's architectural interest.

Legislation and Policy

Planning (Listed Buildings and Conservation Areas) Act 1990

The local planning authority should have a desirability of preserving or enhancing the character and appearance of the Conservation Area (s.72).

National Planning Policy Framework (NPPF) 2024

In determining applications, local authorities should take account of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation, the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality, the desirability of new development making a positive contribution to local character and distinctiveness (par.210).

Local Development Framework

Consideration should also be given to the following documents and local development framework policies:

- Staffordshire Moorlands Local Plan (Adopted 2020) – DC2 The Historic Environment
- Leek Conservation Area Appraisal (2017)

Conclusions and Recommendations

In summary, the proposal would have a negligible impact on the character and appearance of the Conservation Area and its special interest would be preserved. This would comply with s.72 of the Act, Section 16 of the NPPF and policy DC2 of the local development framework. There are no objections to the proposal from a conservation perspective.

For any consent granted, we would suggest the following conditions:

- Before any construction occurs above damp proof course (DPC) for the extension, a brick sample panel, showing brick type, bond pattern, mortar and pointing technique, shall be provided on site for inspection and agreed in writing by the Local Planning Authority. The development shall be carried out only in accordance with the agreed sample panel details.

Reason: To ensure the development preserves the character and appearance of the Conservation Area.

- Before the new roof hereby approved for the extension is installed, a sample or detailed specifications of the new roof tile, shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed materials.

Reason: To ensure the development preserves the character and appearance of the Conservation Area.

- No development shall be commenced in respect of the features identified below, until the details of their design in the form of drawings and sections (1:10 or 1:20 scale) or specifications have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed details.

External windows, including roof windows, doors and their immediate surroundings

Treatment of window and doors heads and cills

Any flues or vents

Reason: To ensure the development preserves the character and appearance of the Conservation Area.

Conservation Officer: Megan Atkinson