

Conservation Team Advice

Date: 28th April 2025
Application Ref: SMD/2025/0140 & SMD/2025/0155
Site Address: 45-47 St Edward Street, Leek
Proposal: Internal and external alterations and erection of rear covered walkway

Heritage assets affected:		
Designated Heritage Asset(s):	☒	47 St Edward Street – Grade II (listing ref: 1268563) 43 and 45 St Edward Street – Grade II (listing ref: 1268562) - Leek Conservation Area
Non-Designated Heritage Asset(s):	☐	

Conservation Advice

Summary of Significance

The proposal would involve alterations to no.47 and 45 St Edward Street, both of which are Grade II Listed Buildings situated in Leek Conservation Area.

47 St Edward Street (Grade II) is a 18th century house, altered in the mid-19th century. The building is constructed in red brick with a slate roof of 3-bays, two canted bay windows and a central doorway with pediment and pilaster surrounds. Although the building has been converted to a dentist surgery, it has still retained some of the historic plan form and décor internally although not all intact. The significance of the building derives from its association with the Georgian residential development of the town, Neo-Classical detailing, illustrative different later phases of development, retention of internal décor and detailing.

43 and 45 St Edward Street (Grade II) form a pair early-19th century houses, potentially constructed as one. The building is constructed in red brick with slate roof with a central archway under a portico. As above this represents a good example of late-Georgian residential building with Neo-Classical detailing.

Leek Conservation Area was designated for its origins as a planned medieval settlement and industrial growth in textile and breweries in the 18th and 19th centuries.

can clarification be provided whether this would involve any external alterations to the door?

Overall, we are supportive of bringing this vacant ground floor office unit back into use as it would help facilitate the long-term conservation of the Listed Building. However, there is limited technical details on some of the proposed alterations which restricts the ability to fully assess the impact on the building's heritage significance. For example, a sectional drawing of how the office partition would intersect the decorative archway. It would, however, be recommended that the proposed floorplan is altered to try and avoid intersecting this feature. In addition, it would be recommended that the internal timber panelled door is retained and reused and further clarification on the technical design and fixing of the walkway is provided.

Legislation and Policy

Planning (Listed Buildings and Conservation Areas) Act 1990

The local planning authority should have a desirability of preserving the setting and special interest of the Listed Buildings (s.16 and 66) and 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).

Any harm to the significance of a designated heritage asset (from its alteration or destruction, or from development within the setting), should require clear and convincing justification (par.213).

Where a proposed development would lead to less than substantial harm to the significance of a designated heritage asset, this should be weighed against the public benefits of the proposal, including securing its optimum viable use (par.215).

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 likely result in minor-moderate level of harm to the significance of the Listed Buildings and likely have a negligible impact on the overall character and appearance of the Conservation Area. This would be contrary to s.16 and 66 of the Act. With reference to the planning policies, this would be 'less than substantial harm' to the designated heritage assets (par.215 of NPPF and policy DC2 of the local development framework). At this stage, there does not appear to be clear and convincing justification for this level of harm (par.213 of NPPF).

At this stage, we cannot support the proposal from a conservation perspective. As mentioned above, it would be suggested the following amendments/further information is provided:

- Alterations to the office layout to avoid intersecting decorative archway
- Internal timber panelled door is retained and reused
- Information, where relevant, on how new partitions would intersect decorative internal features, such as covings ect.
- Clarification provided on any external alterations to doors
- Clarification on any fixings of the covered walkway and more technical details on its design e.g. frame profile

Conservation Officer: Megan Atkinson