

Conservation Team Advice

Date: 6th May 2025
Application Ref: SMD/2025/0113
Site Address: The Green Dragon, 2 St Edward Street, Leek
Proposal: Listed Building Consent for WiFi upgrade to public house

Heritage assets affected:		
Designated Heritage Asset(s):	☒	- The Swan Hotel – Grade II (listing ref: 1268557) - Leek Conservation Area
Non-Designated Heritage Asset(s):	☐	

Conservation Advice

Summary of Significance

The proposal would involve alterations to The Green Dragon (formerly listed as The Swan Hotel), which is also situated in Leek Conservation Area.

The Green Dragon (Grade II) is a public house with possible early-17th century origins, constructed in timber framing with a plain tiled roof. The building has been re-fronted with timber and render panel infills. The significance of the building derives from its retention of historic fabric and plan form, association with the development of public houses in the post-medieval period, retention of timber framing, illustrative traditional construction and prominence in the street.

Leek Conservation Area was designated for its medieval origins as a market town, the layout of which has been overlaid with Georgian, Victorian and Edwardian buildings. The area expanded rapidly in the 19th century with the industrial development associated with textile production and breweries. Typically, buildings are constructed in red brick walling with some stone and timber framing interspersed. The pub makes a positive contribution to the character and appearance of the Conservation Area.

Assessment and Impact

The proposal would involve the upgrade of WiFi systems to the building, which would include the installation of new access points, equipment and cabling. The proposed locations are set out in the JDW WLAN and Cabinet Report. Overall, the proposed new access points and equipment locations would not harm the special architectural and historic interest of the Listed Building. The majority of the locations would involve works to modern suspended ceilings which are of no heritage significance. There are a couple

of locations which would involve works to solid flooring/ceilings, but the scale of impact would be very minor and would not distract from or erode the historic legibility of the building nor the appreciation of its architectural interest. As set out in the Heritage Statement, any replacement cabling would be routed through existing voids and locations to avoid intrusive works to the historic fabric of the building. The works would have no impact on the character and appearance of the Conservation Area.

Legislation and Policy

Planning (Listed Buildings and Conservation Areas) Act 1990

The local planning authority should have a desirability of preserving the special interest of the Listed Building (s.16) 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).

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

The proposed works would have a negligible impact on the special interest of the Listed Building and no impact on the character and appearance of the Conservation Area. This would comply with s.16 and 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.

Conservation Officer