

DELEGATED DECISION REPORT

SMD/2025/0060
Valid 30/01/2025

PLOUGH INN LEEK ROAD
ENDON

**LISTED BUILDING CONSENT
FOR INTERNAL
REFURBISHMENT, DECORATIVE
WORKS AND
EXTERNAL WORKS.**

**(LISTED BUILDING CONSENT -
ALTERATION)**

MAIN ISSUES

- Design and visual impact (Listed Building matters)

DESCRIPTION OF SITE

The Plough Inn is a Grade II Listed Building occupying an extremely visually prominent, roadside location in the village of Endon. Off-road parking is provided at the front of the building. The council's Conservation Officer offers the following description of the building.

'The Plough Inn (Grade II) is an early-19th century inn with 20th century alterations and additions. The building is constructed in brick, partially rendered, with a hipped tiled roof. The front elevation has three bow double-height bay windows and to the right is a mural dating from the early-20th century painted by a local artist. The significance of the building derives from its association with the development of rural public houses and inns in the early-19th century, retention of historic fabric, illustrative phases of development, landmark building on the entrance to the historic part of the village and distinctive large mural on the front elevation.'

In addition to being Listed, the public house also forms part of the Endon Village Conservation Area and sits within the Endon Development Boundary.

PROPOSAL

The application proposes a number of external and internal works to the building including:-

- Replacement of existing lighting
- Installation of wall wash up/down lighting on the principal and roadside elevations
- Wall wash downlighting to the roadside and rear elevations.
- Repainting external walls
- Internal refurbishment including carpets, lighting, seating, male and female toilets, new booths/seating,

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1 Development Principles
SS8 Larger Villages Areas Strategy

- E3 Existing Employment Areas, Premises and Allocations.
- E4 Tourism and Cultural Development
- DC1 Design Considerations
- DC2 The Historic Environment
- C1 Creating Sustainable Communities

Supplementary Planning Guidance

1. Design Principles for Development in the Staffordshire Moorlands

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

National Planning Policy Framework

Including sections;

- 2 Achieving sustainable development
- 6 Building a strong, competitive economy
- 12 Achieving well-designed places
- 16 Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2025/0060	Internal refurbishment, decorative works and external works. Pending decision.
SMD/2024/0518	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. Approved.
SMD/2016/0331	Listed Building Consent for the replacement of 1 no internally illuminated totem sign. Approved.
05/00346/FUL	Formation of patio area. Approved.
98/01054/OLD	Erection of new lighting in rear car park. Approved.
98/00946/OLD	Rear extension and external works to include new hard and soft landscaping and new iron arch. Refused.
98/00769/OLD	Extension and alterations. Approved.
98/00768/OLD	Extensions and alterations to public house. Refused.
98/00562/OLD	Listed building consent. Entrance porch, toilets, archway and lighting. Refused.
98/00561/OLD	Entrance porch, toilets, archway and lighting. Refused.
90/00005/OLD	Listed building application for illuminated free standing post sign, advance warning sign and four amenity signs. Refused.

89/01440/OLD	Illuminated free-standing post sign, advance warning sign and four amenity signs. Approved.
88/00511/OLD	Replacement and additional signs (LBC). Refused.
88/00510/OLD	Replacement and additional illuminated signs. Refused.
87/00955/OLD	Replacement and additional signs (LBC). Refused.
87/00954/OLD	Replacement and additional signs. Refused.
87/00763/OLD	Listed Building Consent for the continuation of existing flat roof over rear yard. Approved.
87/00736/OLD	Minor alterations to rear of The Plough P.H including covered yard. Approved.
87/00577/OLD	Erection of 14 illuminated signs. Refused.
87/00150/OLD	Internal alterations with provision of new window and construction of new porch entrance. Approved.
87/00149/OLD	Internal alterations with provision of new window and construction of new porch entrance. Approved.
84/13683/OLDDC	Proposed car park extension and landscaping. Approved.
83/12151/OLDDC	Internal alterations, front porch and rear extension. Approved.

CONSULTATIONS

Publicity

Site Notice. Expired.
Neighbour consultation period. Expired
Press Advert: Leek Post and Times. Expired.

Public Comments

No representations received during the statutory consultation period.

Endon with Stanley Parish Council

No representations received during the statutory consultation period.

Environmental Health

No objections subject to conditions.

Conservation Officer

Initial objections to the scheme. Conservation officer suggested a number of amendments and some further information. Officer note: Amended plans now received and reviewed by the Conservation officer who has no objections.

National Amenity Societies

No representations received during the statutory consultation period.

OFFICER COMMENTS

Design and visual impact (Listed Building matters)

The Plough Inn is an attractive, listed, roadside building which forms a visually prominent part of the street scene within Endon. The main architectural features, three double-height bay windows and painted mural, are located on the principal elevation which overlooks the car park. There is also a double height bay window on the roadside facing elevation. The rear of the building has been extended with a range of flat roof extensions enlarging the accommodation. The application does not propose any enlargement of the building; the proposal concerns itself with internal renovations/decoration and external lighting and painting. Since submission of the application, amended plans have been sought to reduce the amount of proposed external lighting, including reducing the number of wall mounted lights and removal of the originally proposed festoon lighting which would have been attached to the principal elevation. Whilst there was no objection in principle to the addition of some lighting, the amount proposed was considered excessive for the building, which would have resulted in harm to the character and appearance of the Listed Building. Negotiations with the Conservation officer has resulted in a reduced lighting scheme, which is now acceptable.

The application also proposes painting to the external walls, window surrounds and railings, details of all paint colours have been submitted and are considered acceptable.

There are no concerns relating to the internal alterations/refurbishment. The internal works are mainly cosmetic, there are no proposed, major structural changes to the layout of the historic sections of the building.

It is considered that the proposed works will not harm the character and appearance, nor the special interests of the Listed public house. It is noted that this application does not involve any works to the mural. Listed Building consent application reference SMD/2024/0518 has already dealt with this part of the building. This application is considered alongside a counterpart Full planning application reference SMD/2025/0059.

CONCLUSION / PLANNING BALANCE

For the reasons outlined within the report, it is recommended that Listed Building Consent is approved subject to conditions.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Lisa Jackson

Recommendation Date: 16/05/2025

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council