

DELEGATED DECISION REPORT

SMD/2025/0172
Valid 31/03/2025

24 DERBY STREET
LEEK

**PROPOSED REMOVAL OF
EXTERNAL ATM'S,
NIGHTSAFE, SIGNAGE AND
REINSTATE THESES PARTS
OF THE FAÇADE TO MATCH
EXISTING. INTERNAL
REMOVAL OF PUBLIC
COUNTERS AUTOMATION
MACHINES, DIGITAL
SCREENS AND LOOSE
FURNITURE.**

(FULL - MINOR)

MAIN ISSUES

- Heritage impact – Grade II Listed Building
- Heritage impact – Leek Conservation Area

DESCRIPTION OF SITE

Exceptional building in the Leek Conservation Area designed by renowned local architect William Larnier Sugden. Purpose-built as a bank and dated 1882. Interior has marble and scagliola wall panelling to main banking hall, and much of the original enriched woodwork also survives. Frieze of William de Morgan tiles in porch.

The current occupier of the building, the National Westminster Bank, will cease to operate a branch here from 16th June 2025.

PROPOSAL

As in the description, the purpose is to remove a range of modern attached banking fixtures and fittings (and some furniture). The proposal would involve reversing some material changes to walls and brickwork / stonework necessitated by the original alterations thereby allowing the original appearance to be restored.

A full planning statement and a heritage impact assessment have been submitted. From the Planning Statement:

The proposal is to decommission the building as a bank and leave it in a good state of repair for selling on or returning to the landlord where appropriate.

The ATM's/Night Safe as described on drawing 1206-18-22-D03 will be removed. The existing machines will be disconnected, their face plates removed, and slid backwards through the banking hall, out via the existing door into the

branch/vestibule and then off site. The existing apertures will then be infilled with brick & stonework to match existing ensuring that coursing and pointing aligns with the adjoining panels.

External signage will be removed and any fixing holes left in the substrate will be filled with appropriate fillers in colours to match existing.

Internally, all rooms will be cleared of loose furniture signage and marketing removed. Public counters, internal automation machines will also be removed and repairs carried out to any damaged surfaces affected by the works.

Control:

- The contractor will provide an existing photographic record and notify the architect and local authority if any of the existing fabric is accidentally damaged during the works.
- An experienced contractor will be employed to carry out the works.
- Prior to commencement brick & stone samples will be available for the authorities approval.
- The contractor will be required to protect all existing surfaces during the works.

For purposed relating to the Listed Building application additional clarification was sought to confirm that none of the interior items being removed, including some potentially fixed items, are original.

The application does not address future use of the building saying simply, “any new use will be subject to a future planning approval”.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS2 Settlement Hierarchy
SS5 Leek Area Strategy
DC1 Design Considerations
DC2 The Historic Environment

National Planning Policy Framework (Dec 2024)

Paragraph(s) 1 – 14;

Section(s) 4 – Decision making; 6 – Building a strong and competitive economy; 7 – Ensuring the vitality of town centres; 8 – Promoting healthy and safe communities; 9 – Promoting sustainable transport; 11 – Making effective use of land; 13 – Protecting Green Belt Land; 15 – Conserving and enhancing the natural environment; 16 – Conserving and enhancing the historic environment.

Adopted Supplementary Planning Documents/Guidance (SPD/G):

- Space About Dwellings SPG
- Design Principles SPG
- Design Guide SPD adopted 21st February 2018

Local Plan Supporting Evidence Documents:

- Landscape and Settlement Character Assessment (2008)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

There is an extensive planning history of some 40 applications. These include for example SMD/2016/0598: alterations to two existing ATM apertures to accommodate the installation of two new ATMs – approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 15.05.2025

Neighbour consultation period ends: 28.04.2025

Press Advert: 07.05.2025

Public Comments

None

Town / Parish Comments

Leek Town Council – none received

Historic England

The response suggests reliance is placed on the Council's in-house specialist.

SMDC heritage conservation officer

In summary, the proposal would not have a harmful impact on the special interest of the Listed Building nor the character and appearance of the Conservation Area.

Their special interest would be preserved, which would comply with s.16, 66 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. For any consent granted, the following conditions for the Listed Building Consent and Planning Permission are recommended:

- Prior to the removal of the signage, ATMs and night-safe hereby approved, a detailed specification and samples of the infill materials to be used for the building's restoration shall be submitted to and approved in writing by the Local Planning Authority. Reason: To preserve the special architectural and historic interest of the Listed Building.
- In relation to the above condition, the works hereby agreed for the building's restoration shall be completed within 1 month following the removal of the signage, ATMs and night-safe hereby approved. Reason: To ensure the works take the agreed form envisaged

OFFICER COMMENTS

Principle of Development

As a Listed Building and due to being within the Leek Conservation Area there is no relevant in-principle or permitted development support for these proposals for this commercial building. The interior elements of the proposal do not require planning permission but do require Listed Building consent as separately applied for

(SMD/2025/0160). Certain development in general may in principle be acceptable at this location due to being within the Leek Town Development boundary but it will always be subject to the outcome of an assessment of the heritage impacts.

The location is a part of the town's primary shopping frontage as defined in the Local Plan but the application is not concerned with any future proposed use.

The main considerations will be to ensure that all 'making good' following removal of items is in-keeping and 'faithful' in terms of materials and finishes to the historic fabric.

Design / Heritage

The proposed exterior removals all relate to non-heritage items. The developments amount in effect to 'restoration'. Exact prescriptions of the work proposed following removal of the various items need to be subject to conditions to require details to be submitted.

Other matters

As the scheme is not concerned with any future proposed use there is no basis for the Council to address the loss of the bank as a community facility.

CONCLUSION / PLANNING BALANCE

Subject to the conditions advised by the Conservation Officer the scheme is recommended for approval.

OFFICER RECOMMENDATION : **approve**

Case Officer: Arne Swithenbank
Recommendation Date: 21.05.2025

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council