

DELEGATED DECISION REPORT

SMD/2025/0079
Valid 10/03/2025

**QUAKERS MEETING
HOUSE
OVERTON BANK
LEEK**

**REPLACEMENT OF EXISTING
WOOD TWIN ENTRANCE
GATE IN LISTED PERIMETER
STONE WALL OF THE GRADE
II LISTED QUAKERS MEETING
HOUSE WITH IRON
FABRICATED TWIN GATE.**

**(LISTED BUILDING CONSENT -
ALTERATION)**

MAIN ISSUES

- Heritage
- Design

DESCRIPTION OF SITE

Wooden door in boundary wall to the grounds. The wall is Grade II Listed in its own right. The Friends Meeting House it serves is also Grade II Listed as also again separately Listed is the adjacent attached no.12 Overton Bank as part of the row 9 to 12 Overton Bank.



The Listing description for the wall reads: "Boundary wall. Late C17 and later. Uncoursed rubble, and roughly coursed and squared stone, and brick. The wall encloses the ground of the Society of Friends Meeting House, from which it also

divides off a small allotment. Outer wall is uncoursed dry stone with rough copings, the inner wall roughly coursed and squared. Rear boundary wall brick with stone copings.” Date first Listed 14th October 1996. Reference to dividing off a small allotment is potentially confusing as only the ‘inner’ wall does this but it must be concluded from the List Description that both the inner wall and the ‘outer’ wall are included in the Listing overall.

Overton Bank passing in front of the door is a significant pedestrian route to and from the town centre for the West End of Leek.

The current wooden doors are mounted on hinges in the stone work. There are also older hinge mounts in the stone work that are no longer in use.

PROPOSAL

Replacement of timber double doors in the wall entrance with a wrought iron twin opening gate. The application also initially proposed a through-the-wall letter box but the applicant has later opted to omit this (e-mail). Following discussion with the LPA the applicant proposes a letter box attached to the gates.

In support of the proposal the applicant says the timberwork is suffering from decay and increasingly in want of repair and potentially becoming unsafe. The metal alternative proposed is seen by the applicant as likely to be more long-lasting. The design would mirror that of a previous relatively recent installation of a similar style metal gate also in the attached curtilage wall some 5m to the right (west).

The applicants wish to open up the view into the interior grounds of the premises and to the Listed Meeting House.

The submitted drawings show vertical metal stanchions for hanging posts and these are shown as set into concrete at the base.

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; 5 – Delivering a sufficient supply of homes; 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; 12 – Achieving well designed places; 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

None relevant on record.

10/00486/LBC was entirely concerned with interior work.
SM.11554 (1980) concerned the wall and land at the south east corner, prior to Listing of the wall but recognising curtilage status with the main building first Listed 13th April 1951.

CONSULTATIONS

Publicity

Site Notice expiry date: 22.04.2025
Neighbour consultation period ends: 09.04.2025
Press Advert: 23.04.2025

Public Comments

None

Town / Parish Comments

Leek Town Council – none

SMDC Heritage Conservation Officer

The proposal would involve the removal of the boarded timber gate currently in the entrance to the listed wall, replacement with a metal gate and installation of a letterbox in the stone wall.

The existing gate is not historic and its removal would have a negligible impact on the setting and significance of the listed buildings. The proposed replacement metal gate is not based on any historic precedent or evidence of a similar design. Nevertheless, the proposed design and detailing would not overbear or distract from the architectural interest of the listed wall or meeting house. In addition, the proposed design would not detract from the character and appearance of the Conservation Area.

The proposed letterbox would result in the removal of some historic fabric from the wall, but this would be very minor in scale and, subject to sympathetic palette of materials being used, would not detract from its special interest. It would be recommended that brass or black finish to the letterbox be used to minimise the visual impact on the heritage asset and specifically not chrome.

OFFICER COMMENTS

Principle of Development

The development is an alteration to an existing doorway through a wall where the wall stands to a height of 2.4m. Mounted under an existing lintel of the wall, the proposed metal vertical-railed gate would have a height of c.2.2m, very similar to the height of the existing timber doors being replaced. The only issue is whether the proposal impacts on the historic significance of the Listed wall or the other attached heritage assets and whether the impact (if any) would result in harm to or loss of the historic significance.

Design / Heritage

The metal work is proposed as a combination of 'square hollow section' hanging posts and new wrought or cast iron vertically railed gates with decorative fleur-de-lys finials. As the Conservation Officer points out, the design is not based on any known or relevant historic precedent. Nevertheless she advises that the proposed design and detailing would "not overbear or distract from the architectural interest of the listed wall or meeting house" and "would not detract from the character and appearance of the Conservation Area".

It is considered important that solid metal work be used save that, given the hanging posts of the previously installed side gate are hollow section, these can be accepted likewise.

Care will be needed to safeguard the stone work including the stone step where the hanging posts are shown anchored.

A metal letter box recently attached to the wall to one side of the doorway (without consent) is to be re-positioned as an attachment to the metal gates.

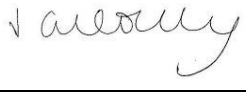
CONCLUSION / PLANNING BALANCE

On the advice of the Council's Conservation Officer the change of twin wooden doors to twin metal vertical-railed gates is not found harmful to the heritage significance of the Listed wall of which the doorway opening is a part. Subject to conditions to secure the detail, a recommendation of approval is made

OFFICER RECOMMENDATION : **Approve**

Case Officer: Arne Swithenbank

Recommendation Date: 03.06.2025

X 

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council