

DELEGATED DECISION REPORT

SMD/2025/0113
Valid 10/04/2025

2 THE GREEN DRAGON ST
EDWARD STREET
LEEK

LISTED BUILDING CONSENT
FOR WIFI UPGRADE TO
PUBLIC HOUSE

(LISTED BUILDING CONSENT -
ALTERATION)

MAIN ISSUES

The impact on the character and appearance and historic fabric of a Listed Building of the area.

DESCRIPTION OF SITE

The site is on the western edge of the town centre, within a Conservation Area and comprises a traditional 17th Century Tudor-style two-storey public house building with black and white timber framed façade and more modern flat-roofed cream render side wing on the northern side elevation. It sits on the corner of St Edwards Street (to the front of the building to the east) and Church Street (A523) to the north side. It is attached to larger and higher Victorian brick buildings to the south side and to the rear.

PROPOSAL

This is a Listed Building Consent application for works to upgrade the wi-fi service. This would involve both internal (to provide new access points) and external works. A Design and Access Statement has been submitted which states the following:

The proposal involves the installation of an upgraded Wi-Fi infrastructure within The Green Dragon to improve connectivity for both patrons and staff. This includes strategically placed wireless access points and upgraded cabling throughout the premises to ensure comprehensive coverage.

All cabling will follow existing pathways, and no structural modifications are planned that would alter the building's original design.

A Heritage Statement has been submitted which states the following:

All new equipment, including access points and cabling, will be installed using existing cavities and pathways where possible, particularly within false ceilings and walls, with minimal penetrations. To the principal elevation, no external or visually impactful modifications are proposed, ensuring the building's historic front elevation and interior features remain unchanged. Installation will require no structural modifications.

To preserve the building's fabric, all cabling associated with the Wi-Fi upgrade at The Green Dragon will be routed through existing voids and risers, avoiding any intervention within customer-facing areas. This ensures that no new cabling will be visible in the public spaces of the listed building.

Where internal routing is not feasible, cabling will be installed externally in visually unobtrusive locations—such as flat roofs or hidden façades/non-prominent elevations—to ensure minimal visual impact on the listed building. Non-invasive wall mounts will be used in areas constructed of plasterboard or other non-original materials. Existing access points will be replaced in like-for-like locations, and any new penetrations will be minimal, located in non-original fabric, and carried out in a way that ensures full reversibility. These interventions have been carefully designed to respect the original character and historic significance of the Grade II listed property.

A detailed “WLAN and Cabinet Report” has been submitted which gives the exact specifics of all of the works proposed for the building.

Elevation drawings have been provided and the only notable external alteration is the creation of an access point for cabling on a red-brick southern elevation of the building which would face an internal and fully enclosed outdoor yard area.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (Adopted Sep 2020)

DC1 Design Considerations
DC2 The Historic Environment

National Planning Policy Framework (NPPF) (Feb 2025)

Sections 12 (Design) and 16 (The Historic Environment).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant to this particular proposal.

CONSULTATIONS

Publicity

Site Notice expiry date: 4.6.25
Neighbour consultation period ends: 4.6.25.
Press Advert: 30.4.25

Public Comments

None.

Town / Parish Comments

None.

Conservation Officer

No objection. Comments as follows:

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.

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.

To conclude, 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.

There are no objections to the proposal from a conservation perspective.

Historic England

In our view you do not need to notify us of this application under the relevant statutory provisions.

OFFICER COMMENTS

The proposed works would not significantly affect the building in terms of its historic character and appearance, affecting mostly the more modern features with no real historic or appearance merit. Most of the works would not interfere with its original historic fabric and where this does occur (to solid floors and ceilings), the works would be very minor and would not harm the character and appearance of the historic fabric.

Overall, the proposal would not lead to any harm to the character and appearance of the listed building and would comply with Policy DC2 of the Local Plan and Section 16 of the NPPF and therefore Listed Building Consent should be granted for the works.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston

Recommendation Date: 5.6.25

X

J Curley

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council