

DELEGATED DECISION REPORT

SMD/2025/0140
Valid 19/03/2025

45 47 ST EDWARD STREET
LEEK

INTERNAL AND EXTERNAL
ALTERATIONS AND ERECTION OF
REAR COVERED WALKWAY

(FULL - MINOR)

MAIN ISSUES

- Principle of development
- Design and visual impact (heritage matters)
- Neighbour amenity
- Parking

DESCRIPTION OF SITE

Grade II brick and slate, Listed buildings, fronting St Edward Street and within the Leek Town Development Boundary and Leek Conservation Area. Descriptive comments from the Council's Conservation Officer are as follows:-

47 St Edward Street (Grade II) is a 18th century house, altered in the mid-19th century. The building is constructed in red brick with a slate roof of 3-bays, two canted bay windows and a central doorway with pediment and pilaster surrounds. Although the building has been converted to a dentist surgery, it has still retained some of the historic plan form and décor internally although not all intact. The significance of the building derives from its association with the Georgian residential development of the town, Neo-Classical detailing, illustrative different later phases of development, retention of internal décor and detailing.

43 and 45 St Edward Street (Grade II) form a pair early-19th century houses, potentially constructed as one. The building is constructed in red brick with slate roof with a central archway under a portico. As above this represents a good example of late-Georgian residential building with Neo-Classical detailing.

For the purposes of planning policy consideration, the application building is Grade II Listed, sits within the Leek Town Development Boundary and the Leek Conservation Area.

PROPOSAL

Internal and external alterations to the buildings to form rear covered walkway, and use of the ground floor of number 45 as an expansion of the dental surgery already in operation at number 47. The expansion of the dental surgery into number 45 would be by the formation of a pedestrian width doorway off the current waiting room area. Within number 45 internal alterations include removal of a WC cubicle and the addition of partition walls to form two consulting rooms a waiting area and office. External alterations relate to the construction of an aluminium framed, glazed roof walkway between the rear elevation of the building and an area labelled as 'Prep room,'

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

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

TCR1 Development in the Town Centres
T1 Development and Sustainable Transport

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
- 9 Promoting sustainable transport
- 12 Achieving well-designed places
- 16 Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2025/0155	Listed building consent for internal and external alterations and erection of rear covered walkway. Decision Pending.
10/00242/LBC	Erection of forward projecting sign to fascia of building. Approved.
10/00173/ADV	Non illuminated projecting sign. Approved.
97/00479/OLD	Change of Use/ Conversion to form 5 self-contained flats. Approved.
81/10034/OLDDC	Change of use of two rooms to form office accommodation. Approved.
79/06593/OLDDC	Conversion of disused doctors surgery into offices. Approved.
78/05380/OLDDC	Conversion into two flats. Approved.

CONSULTATIONS

Publicity

Site Notice. Expired.
Neighbour consultation period. Expired
Press Advert: Expired.

Public Comments

No representations received during the statutory consultation period.

Leek Town Council

No representations received during the statutory consultation period.

Conservation Officer (SMDC)

Revised plan addresses previous comments. No objections and no need to condition further details.

National Amenity Societies

No representations received during the statutory consultation period.

Severn Trent Water

No representations received during the statutory consultation period.

OFFICER COMMENTS

Principle of Development

In addition to the physical alterations to the listed buildings, the scheme also involves using the ground floor of number 45 as a dental surgery. It is understood that the ground floor of number 45 was formally used as office space. The proposed dental practice use raises no 'in principal' objections, the scheme is simply for the expansion of an existing business into an adjacent property which would help the conservation of the Listed building for the term of the dental practice use. Planning policies seek to support business growth and it is borne in mind that this facility also provides a service within a highly sustainable location as well as bringing a vacant unit back into use.

Design and visual impact (heritage matters)

There are no objections to any part of the scheme in terms of design, visual impact and heritage matters. The Conservation officer initially raised concerns due to their being '*limited technical details on some of the proposed alterations which restricts the ability to fully assess the impact on the building's heritage significance.*' An amended plan has been submitted which the Conservation officer is now satisfied with, she recommends approval and states no conditions are required. The current plan shows that new internal walls (to create the office and two new waiting rooms) will be formed using timber/plasterboard partitions. The plans also inform that new doors will match the style/pattern of existing doors. The covered walkway frame would be constructed using black coloured, powder coated, square, aluminium posts, the roof covering would be formed using toughened, laminated, safety glass. Importantly, it is noted that the walkway will not be fixed to the building, the plan stating that there will be a clearance of at least 25mm to avoid any wall fixings.

In terms of visual impact, the internal alterations will only be seen by those using the dental surgery. The covered walkway is highly unlikely to be seen from the pavement/roadside due to the positioning of the archway and the buildings (including the rear wings of the application properties), it will generally be seen by occupants of the flats and staff members. Overall there would be no adverse impact on the conservation area or the historic importance of the listed buildings, the proposals would sustain its importance.

Neighbour amenity

No objections in terms of neighbour amenity impact. The internal alterations are minimal, the dental practice use is already in place within number 47, and no neighbour representations have been received. The walkway will have no overbearing impact upon and domestic windows.

Parking

No objections concerning parking provision. Visitor parking is limited to the surrounding streets and there is no proposal within the application for any on-site provision.

CONCLUSION / PLANNING BALANCE

No listed building harm is identified and therefore, for the reasons outlined within the report, it is recommended that the application is approved subject to conditions.

OFFICER RECOMMENDATION :

Conditional approval.

Case Officer: Lisa Jackson

Recommendation Date: 09.06.2025

X *J Colley*

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council