

Staffordshire Moorlands District Council
Planning Department
Moorland House
Stockwell Street
Leek
Staffordshire
ST13 6HQ

29 August 2025

Ref: FW361/FW

Dear Sir/Madam

14 Market Place, Leek, Staffordshire, ST13 5HH

On behalf of our client, Arc Dev (Wigan) Ltd, we write to submit an application for planning permission in respect of a change of use and alterations to the existing building at 14 Market Place, Leek, Staffordshire, ST13 5HH.

Planning permission is being sought for:

'Conversion of first and second floors to create three, one bedroomed flats and two storey side extension'.

Background/Planning History

Planning permission was granted for this proposal (Ref: SMD/2017/0678) on 20 December 2017 and this application represents a renewal of this application as this permission has expired. The application is identical to that which was previously approved.

Site and surroundings

14 Market Place is located on the south side of the market place in Leek. It is located within a terrace of buildings which run from east to west from Stanley Street to Derby Street.

The building is three storeys high with a pitched roof. There is a retail unit at ground floor level. At first floor level there is a larger window which is currently obscured with window advertising associated with the ground floor retail unit and the second floor has two sash windows. The upper floors are currently vacant.

Whilst, the building is not listed it is located within the Leek Town Centre Conservation Area.

The proposal

As set out above this application is identical to the previous planning permission and seeks the conversion of the upper floors into (3x) one bedroom residential units with a small two storey extension to accommodate the access stair to the new units.

The key objective of the scheme proposals is to bring the vacant upper floors of the building back into full and viable use, securing its long-term future with minimal alterations to the building's exterior.

Further detail is contained within the Planning Statement and Design and Access Statement submitted in support of this application.

Application Documentation

The application is submitted via the planning portal (Ref: PP-14289270) and contains the following documents:-

Application forms (including ownership certificate)

Location Plan

Existing plans, sections and elevations

Proposed plans, sections and elevations

Design and Access Statement

Planning Statement

Heritage Statement

The application fee of £1,849 will be paid online.

We look forward to receiving confirmation that this application submission has been received and validated and if you have any further queries please contact Faye Wright of this office on 07812 140 099

Yours faithfully

Forward Planning and Development

Forward Planning and Development Limited