

Conservation Team Advice

Date: 15th September 2025
Application Ref: SMD/2025/0336
Site Address: Leek Rugby Club, Chestnut Walk, Cheddleton
Proposal: Replacement forward-facing first floor balcony to the existing clubhouse building

Heritage assets affected:		
Designated Heritage Asset(s):	☒	St Edward's Hospital – Grade II (listing ref: 1271999)
Non-Designated Heritage Asset(s):	☐	

Conservation Advice

Summary of Significance

The proposal would be situated in the wider setting of the former St Edward's Hospital, which is a Grade II Listed Building. The building was a former psychiatric hospital dating c.1895-1899, constructed in red brick with slate roofs and designed in a Jacobean style with projecting gables and central tower. The significance of the building derives from its historic association as a Victorian asylum and grand architectural design and prominence. The site forms part of the historic cricket ground for the hospital, created in the early-20th century (see Fig.1). The clubhouse is a modern building, which does not make a contribution to the historic interest of the hospital.

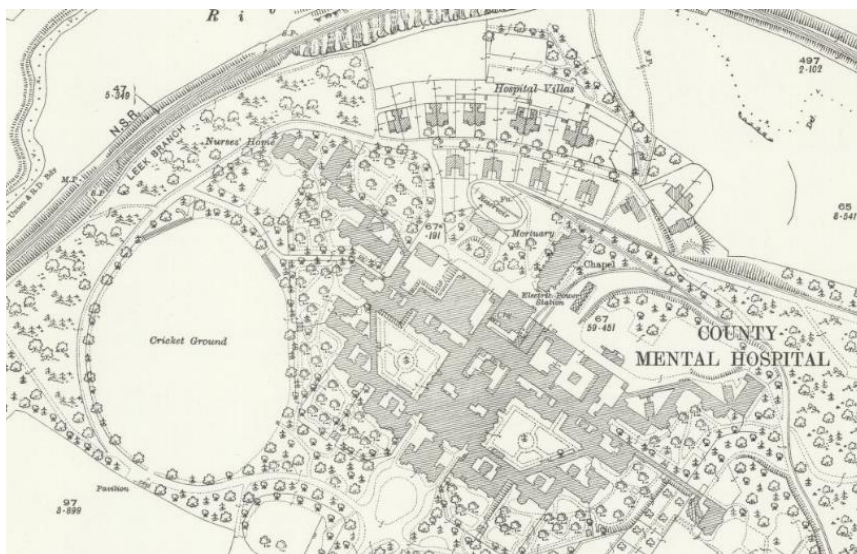


Fig.1 c.1925 OS map [online] (National Library of Scotland)

Assessment and Impact

The proposal would involve the installation of a balcony on the clubhouse to its west elevation (front elevation).

As noted above, the cricket ground was established within the hospital complex in the early-20th century and forms part of this later phase of development of the former hospital. The clubhouse appears to be modern and does not make an important contribution to the setting or significance of the adjacent Listed Building.

The clubhouse and the forward projecting extension have the potential to be visible in the foreground of some glimpses of the listed hospital behind, notably the water tower. However, it is likely this would only be in winter months with reduced tree coverage as the ground is currently well-screened by mature trees on the western side. The height and scale of the proposed extension would not dominate any views or appreciation of the designated heritage asset. The proposal, would, therefore have a neutral impact on the setting of the adjacent Listed Building.

Legislation and Policy

Planning (Listed Buildings and Conservation Areas) Act 1990

The local planning authority should have a desirability of preserving the setting of the Listed Building (s.66).

National Planning Policy Framework (NPPF) 2024

In determining applications, local authorities should take account of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation, the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality, the desirability of new development making a positive contribution to local character and distinctiveness (par.210).

Local Development Framework

Consideration should also be given to the following documents and local development framework policies:

- Staffordshire Moorlands Local Plan (Adopted 2020) – DC2 The Historic Environment

Conclusions and Recommendations

The proposal would have a neutral impact on the setting of the Listed Building and its special interest would be preserved. This would satisfy the provisions of s.66 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.

Conservation Officer: