

Conservation Team Advice

Date: 23rd September 2025
Application Ref: SMD/2025/0347
Site Address: 21 Russell Street, Leek
Proposal: Proposed single storey extension, to create an Orangery

Conservation Advice – Amendments

Assessment and Impact

These comments are based upon the following amended plans / further information received:

- Proposed Elevations (dwg no. SC/25/475 – 202 Rev A)
- Proposed Floors and Roof Plans (dwg no. SC/25/475 – 201 Rev A)
- Window Replacement (dwg no. SC/25/475-203)

Previous conservation comments (dated 14/08/25) raised concerns with the design and materiality of the proposed rear extension.

Rear extension

The amended design has removed the render, and the extension would be finished in bricks to match the existing building. This would be more sympathetic to the overriding traditional construction of buildings in Leek Conservation Area.

Previous conservation comments also suggested a more sympathetic roof design, such as a lean-to design. The amended plans have added a row of tiles to the flat roof below the projecting lantern roof, which would create an odd hipped/pyramidal roof design which is not characteristic of the locality. As per previous conservation comments, a lean-to design would still be the preferred alternative this would represent a traditional roof form.

Window replacement

The proposal would also involve the replacement of the upvc windows with timber sliding sash alternatives. The window replacement drawing (dwg no. SC/25/475-203) illustrates these would be slim profile sliding sashes. A technical detail of an integral glazing bar has been provided, but it is a bit unclear whether this is relevant as it is not overly clear whether the main elevations for the replacement windows are showing a 1-over-1 sash (i.e without glazing bars) or a multi-pane design. Clarification on this would be required.

In any respect, the proposed alterations would be a slight enhancement to the appearance of the Conservation Area as the replacement windows would be more traditional palette of materials and opening mechanism.

Legislation and Policy

Planning (Listed Buildings and Conservation Areas) Act 1990

The local planning authority should have a desirability of preserving or enhancing the character and appearance of the Conservation Area (s.72).

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).

Any harm to the significance of a designated heritage asset (from its alteration or destruction, or from development within the setting), should require clear and convincing justification (par.213).

Where a proposed development would lead to less than substantial harm to the significance of a designated heritage asset, this should be weighed against the public benefits of the proposal, including securing its optimum viable use (par.215).

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
- Leek Conservation Area Appraisal (2017)

Conclusions and Recommendations

In summary, the amended design for the extension would still result in a minor degree of harm to the character and appearance of the Conservation Area. This would fail to satisfy the provisions of s.72 of the Act. With reference to the planning policies, this would be ‘less than substantial harm’ to the significance of the designated heritage asset (par.215 of NPPF and policy DC2 of the local development framework). We maintain an objection from a conservation perspective, but it is still considered that amendments to the design could reduce or remove this heritage harm.

In summary, we would suggest the following:

- Amendment to the roof design of the extension
➔ Either a lean-to roof design which could have flush rooflights

- ➔ Or, alternatively, if this is not possible due to the low cill level of first floor windows, then a flat rooflight hidden behind a parapet (although careful consideration should be given to the fascia/parapet detailing)
- Clarification on the replacement window design – would these be multi-paned or 1-over-1 sliding sashes?

Conservation Officer: Megan Atkinson