

Conservation Team Advice

Date: 2nd October 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 B)
- Proposed Floor and Roof Plans (dwg no. SC / 25 / 475 – 201 Rev B)
- Window Replacement (dwg no. SC / 25 / 475 – 203)

Previous conservation comments (dated 14/08/25 and 23/09/25) raised concerns with the design and materiality of the proposed rear extension.

Although the flat roof of the amended proposal is not a traditional roof form, the amended design is more visually discreet and subservient than the previous iterations. In addition, the extension would be finished in brick to match the principal building which would help assimilate it with the surrounding built heritage.

As mentioned previously, the proposed amendments to the windows at the front of the property would be an enhancement to the character and appearance of the Conservation Area as they would be a more sympathetic design and material.

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).

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 proposed extension would have neutral impact on the Conservation Area and the alterations to the window design would be slight enhancement to the character and appearance of the Conservation Area. This would satisfy the provisions of s.72 of the Act, Section 16 of the NPPF and policy DC2 of the local development framework. Therefore, there would be no objections to the proposal from a conservation perspective.

For any consent granted, we would suggest the following conditions:

- Before any construction occurs above damp-proof course (DPC), a brick sample panel, showing the brick type, brick bond pattern, mortar and pointing technique, shall be provided on site for inspection and agreed in writing by the Local Planning Authority. The development shall be carried out only in accordance with the agreed sample panel details.

Reason: In order to preserve or enhance the character and appearance of the Conservation Area.

- No works to the extension shall be commenced in respect of the features identified below, until details of their design, specification, fixing and finish in the form of manufacturer's specifications or drawings and sections at a scale of not less than 1:10 have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out only in accordance with the approved details.
 - Windows
 - External door
 - Rooflights
 - Fascia/eaves

Reason: To ensure the development preserves the character and appearance of the Conservation Area.

- In relation to the above condition, trickle vents shall not be inserted into the windows hereby approved.

Reason: To ensure the development preserves the character and appearance of the Conservation Area.

Conservation Officer: