

Conservation Team Advice

Date: 1st December 2025
Application Ref: SMD/2025/0454
Site Address: 257 Bank Leek Road, Endon
Proposal: Proposed single storey rear extension forming rehabilitation gym

Heritage assets affected:		
Designated Heritage Asset(s):	☒	Endon Conservation Area
Non-Designated Heritage Asset(s):	☐	

Conservation Advice

Summary of Significance

Endon Conservation Area was designated for its medieval origins, sporadic layout of buildings, two distinctive areas of agricultural buildings and residential buildings to the northern and southern parts, retention of 17th to 19th century buildings and overriding vernacular impression of buildings, with some polite architectural influence in grander and even in some of the more modest scale buildings. Typically, buildings are constructed in red brick and stone walling with blue tiled roofs.

257 Bank Leek Road is constructed in red brick walling with half-timbering and large oversailing eaves and decorative verge boards. The building is visible on late-19th century mapping (see Fig.1), possibly in connection with a large house (possibly Bank House). Its prominence on the street and its architectural detailing make a positive contribution to the character and appearance of the area.



Fig. 1 c.1879 OS map [online] (National Library of Scotland)



Fig. 2 c.1968 National Grid map [online] (National Library of Scotland)

Assessment and Impact

The proposal is a resubmission for a single-storey extension which was previously refused (ref: SMD/2025/0369). The previous design involved a hipped roof design, whereas the amended design in the current proposal involves a M-shaped dual pitched extension. The extension would be constructed in red brick walling and clay roof tiles.

It is considered that the proposed M-shaped roof would not be sympathetic to the architectural interest of the principal building nor the character and appearance of the surrounding built heritage. The form, design and angle of the roofslopes would not relate to the building's architectural design. The extension would be awkwardly positioned to overlap the T-shape footprint of the original lodge house and it's unsympathetic roof form would visually distract from the building's appearance. Whilst the extension would only be 1-storey, it would still be quite a visually jarring addition and would cause minor-moderate level of harm to the overall character and appearance of the Conservation Area.

Traditional materials, including brickwork walling and clay roof tiles, are proposed for the external facing materials. However, it is considered that this would not overcome the issues arising from the visual harm caused by the form and design of the extension.

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

Conclusions and Recommendations

In summary, the proposal would result in minor-moderate level 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 designated heritage asset (par.215 of NPPF and policy DC2 of the local development framework). There would be no heritage-related public benefits which would arise from the proposal which would balance or outweigh this level of harm. There does not appear to be clear and convincing justification for the level of harm (par.213 of NPPF). Therefore, we object to the proposal from a conservation perspective and recommend it is refused.

Conservation Officer: Megan Atkinson