

## DELEGATED DECISION REPORT

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**SMD/2025/0430 &  
431  
Valid 5/11/2025**

**THE GREEN DRAGON , 2 ST  
EDWARD STREET , LEEK ,  
STAFFORDSHIRE , ST13 5DS**

**STRUCTURAL REMEDIAL  
WORKS TO THE REAR  
STOREROOM WALL WHICH  
STRUCTURALLY HAVE CRACKS  
AND DAMAGES AS PER THE SE  
DRAWINGS. STRUCTURAL  
REMEDIAL WORK TO THE  
INTERNAL DAMAGE BEAM AS  
PER THE STRUCTURAL  
ENGINEER. FLASH BANDING TO  
BE REMOVED FROM FRONT  
FAÇADE AND TIMBER TO BE  
REPAIRED. WALL PLATE TO LHS  
ELEVATIONS TO BE REPAIRED  
LFL. BRICKWORK TO HOPPER  
TO BE REPLACED REPAIRED  
AND PEST PROOFED. STAINING  
ON CEILING TO BE REPAIRED.  
GUTTERS TO FLAT ROOF TO BE  
REPAIRED AND REPOSITIONED  
FLASHING TO BE INCREASED IN  
HEIGHT**

**(FULL – MINOR & LBC)**

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### MAIN ISSUES

Impact on the character and appearance and historic fabric of the listed building and Conservation Area.

### DESCRIPTION OF SITE

The site is on the western edge of the town centre, within a Conservation Area and comprises a traditional 17th Century Tudor-style two-storey public house building with black and white timber framed façade and more modern flat-roofed cream render side wing on the northern side elevation. It sits on the corner of St Edwards Street (to the front of the building to the east) and Church Street (A523) to the north side. It is attached to larger and higher Victorian brick buildings to the south side and to the rear.

### PROPOSAL

The proposal would involve alterations to Wetherspoons, which forms part of three Grade II Listed Buildings. The building is situated in Leek Conservation Area and within the vicinity of other Listed Buildings.

The application seeks full planning permission and listed building consent for structural remedial works to the rear storeroom wall which structurally have cracks and damage,

structural remedial work to the internal damage beam, flash banding to be removed from front façade and timber to be repaired, wall plate to left hand side elevations to be repaired, brickwork to hopper to be replaced repaired and pest proofed, staining on ceiling to be repaired, gutters to flat roof to be repaired and repositioned flashing to be increased in height.

## **RELEVANT LOCAL AND NATIONAL PLANNING POLICIES**

### **Local Plan (Adopted 2020)**

DC1 Design Considerations  
DC2 The Historic Environment

Leek Conservation Area Appraisal (2017)

### **National Planning Policy Framework (2025)**

Including sections -  
12: Achieving well-designed places  
16: Conserving and enhancing the historic environment

## **SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**

None relevant to this particular proposal.

## **CONSULTATIONS**

### **Publicity**

Site Notice expiry date: 10/12/2025  
Neighbour consultation period ends: 10/12/2025

### **Public Comments**

No comments received

### **Highways**

This will have no effect on the highway. Construction works may require scaffolding which would require traffic management if this is takes place on the highway (including footway).

### **Historic England**

No consultation required

### **Town / Parish Comments**

Support this application and were satisfied that the proposed works are restoring traditional features of a very old listed building to ensure it is sustainable in the future.

### **Environmental Health**

No objection subject to conditions relating to Construction & Demolition works: Time of operations; and Construction & Demolition: Pollution Control. With an informative regarding site safety.

### **DCC Conservation Officer**

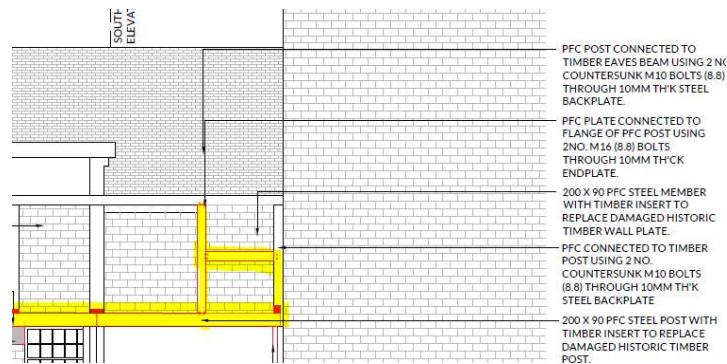
Following a site meeting on 15/12/2025, whilst the principle of the structural repair is supported from a conservation perspective, some of the detailing and justification is not overtly clear. Points that were raised in the meeting:

## 1. Options appraisal for structural work to rear/courtyard elevation

- OSE Consulting Report (dated 25<sup>th</sup> March 2025) outlines two options for the structural repair of the rear elevation: Option 1 is less intrusive with strengthening of existing fabric recommended, Option 2 is more intrusive with replacement of existing fabric and installation non-traditional materials such as steel beams and concrete padstones
- From a conservation perspective, we would understandably prefer Option 1 as it would be less physically intrusive and potentially salvage existing historic fabric
- It is not overtly clear from the submission why Option 2 has been selected. It was mentioned that there may have been follow-up reports done since March that justified why Option 2 was more viable and we would need this as part of the application to fully justify why a more harmful option to the historic interest of the building has been proposed.

## 2. Technical details of the replacement rear wall

- Subject to the above justification being provided for the works to the rear wall, we would also need to have the following details provided (to avoid the need for planning conditions of these details):
  - Details of the replacement brickwork i.e. a sample & details of the pointing and jointing
  - Technical/sectional detail of the new steel posts/plates to be installed (highlighted in yellow) i.e. would these be faced in timber?



- Details of the external finish – would the brick & timber be left exposed as some of the damage appears to have occurred from impervious paint being applied to the building?
- Details of the internal finish of the room – was there lath and plaster here previously and, if so, would this be reinstated?



### **3. Internal timber beam(s) repairs – sectional detail**

- It would be useful if the section A-A and B-B on dwg no. 3741\_005 Rev P1 (Timber Beam Remedial Works – Option 2) could be located on the Proposed Floorplans (dwg no. 200 Rev B) for clarity on where the beam works are proposed.
- Similar to above, can further justification be provided on why steel beam has been selected as the option as this would not be a traditional material?
- Subject to that justification, it would be useful to have details of how these steel beams would be encased to make them more sympathetic to the internal historic character of the building.

### **4. Other external works**

- Might be useful just to clarify some of the minor repairs – would lead be used for the re-flashing and what type of bird-deterrents are proposed?

In response the applicant clarified that:

#### **Options appraisal – rear/courtyard elevation**

The OSE Consulting structural report dated 25 March 2025 identifies two potential options for addressing the structural instability to the rear elevation. While it is acknowledged that Option 1 would be less physically intrusive and, from a conservation perspective, preferable in principle, further consideration by the structural engineer has concluded that this option would not provide a sufficiently robust or durable long-term solution.

OSE Consulting have advised that the extent of deterioration and instability identified means that strengthening of the existing fabric alone would not achieve the required level of structural performance or safety. As such, Option 2 has been selected as it provides a more reliable and stable long-term solution to safeguard the building. Confirmation from OSE Consulting that the remedial works have therefore been designed using steelwork to provide increased robustness and stability is appended in support of the application.

It is noted that, while Option 2 is more invasive in the short term, it is the most appropriate solution to ensure the continued use and longevity of the historic building, with harm minimised through careful detailing and concealment of new structural elements.

#### **Replacement rear wall – materials and finishes**

Regarding brick selection we have sourced a sample from a local reclamation yard and are waiting for it to be delivered to our office- images will be sent across once available. The reclaimed brick style has been chosen based on the existing masonry wall to the left of the rear flying freehold, as agreed. The proposed pointing and joint profile will be carried out to match the existing historic fabric as best as possible.

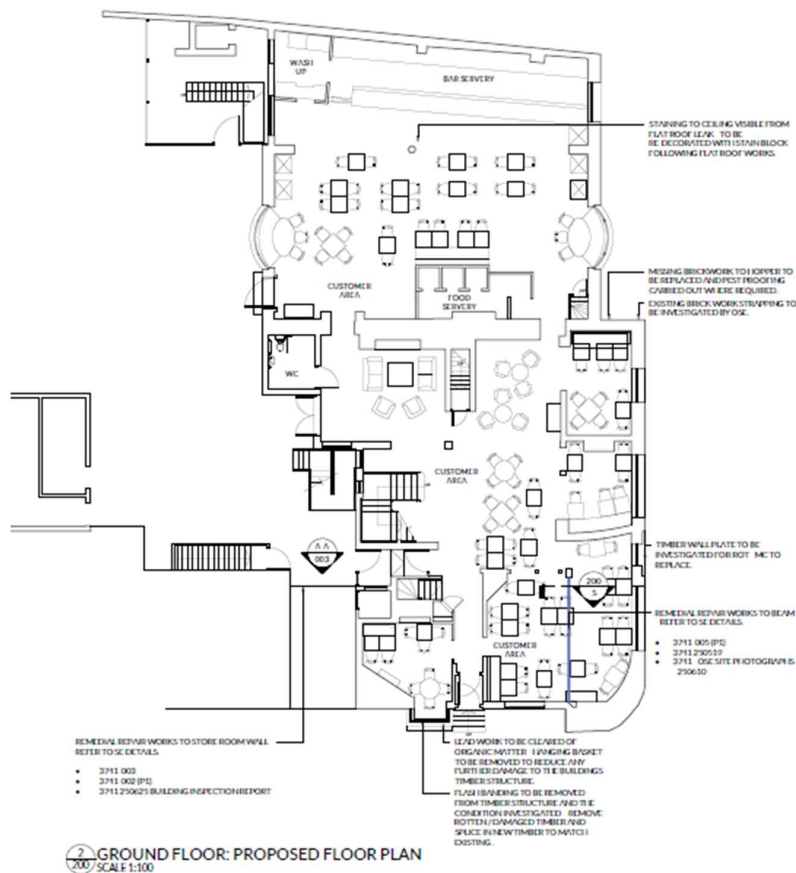
The new steel posts and plates required to support the rear wall will be fully concealed. These elements will be faced in aged timber so that no exposed steelwork is visible externally, ensuring the intervention remains sympathetic to the historic character of the building.

Externally, the brickwork and timber will be left breathable and free from impervious paint finishes. This approach responds directly to the existing condition issues observed on site, where previous impervious coatings are understood to have contributed to fabric decay.

Internally, where historic finishes such as lath and plaster previously existed, these will be reinstated on a like-for-like basis where feasible, maintaining the traditional appearance and breathability of the internal spaces.

### Internal timber beam repairs

For clarity, sections A-A and B-B shown on drawing no. 3741\_005 Rev P1 (Timber Beam Remedial Works – Option 2) have been cross-referenced and located on the Proposed Floor Plans (drawing no. 3094.200C) as requested.



The use of steel beams has been selected on structural grounds, as advised by OSE Consulting, to provide sufficient strength and stability where the existing timber elements are no longer capable of performing structurally. To mitigate the visual impact, all steel beams will be fully encased, ensuring they are not visible within the internal spaces and remain sympathetic to the historic character of the building.

### **Other external works**

Minor external repairs will be undertaken using traditional materials and methods where appropriate. Lead will be used for all re-flashing works. Bird proofing will be limited to the use of discreet mesh installed to gullies and inlets only ensuring functionality without detracting from the appearance of the building.

### **OFFICER ASSESSMENT**

The Conservation officer concluded upon receipt of requested information from the applicant that:

#### *Works to external wall (first floor storeroom)*

As noted in the supporting statements, the masonry of the rear wall to the first-floor storeroom is bulging, there is a large structural crack in the brickwork and there has been movement and inappropriate repairs to a supporting timber above the underpass.

OSE Consulting report (dated 25th March 2025) has proposed two options for repairs: (1) strengthening the existing timbers and repairing cracks in brickwork with ties and helical-bar stitching or (2) rebuilding of the rear wall and installation of steel beams and columns and new brickwork.

From a conservation perspective, option 1 would be preferable as this would be the least physically intrusive option and help conserve the historic fabric and traditional construction detailing of the Listed Building. However, as noted in the structural report, there have been modern inappropriate repairs to these aspects of the building, including silicon/expanding foam to cracks and metal strapwork across timbers which, along with the impervious paintwork, has exacerbated the deterioration of the condition of this part of the building. Further clarification was also provided in email (dated 09/01/26) which outlined that option 1 has been ruled out as it would not secure the long-term integrity of the Listed Building.

The proposed demolition of this rear wall would result in the loss of historic fabric, and the reinstatement of non-traditional construction techniques would diminish the authenticity of the building's significance. The scale of the works is quite localised to a small area of the overall Listed Building, but it would still result in a harmful impact to the building's special interest. Some of the heritage harm would be minimised by the reinstatement of a brick to match the historic bricks (subject to a suitable sample) and the steelwork would be encased in timber to try to reinstate the historic appearance of the wall.

#### *Works to internal beams*

As noted in the supporting statements, a timber beam in the ground floor dining area has been damaged by dry rot and woodworm infestation which has compromised its structural integrity.

The sectional drawing (dwg no. 3741\_005 Rev P1) illustrates that a universal column and beam will be installed underneath this damaged beam for structural support. Similar to above, this would be a feature of modern construction which would not relate to the historic

character of the building. Whilst it would not result in the loss of historic fabric, this would likely result in a harmful impact to the aesthetic and architectural interest of the interior. There is clear justification for the need for the structural support but, from a conservation perspective, it would be recommended that the beam and column are encased in timber to the dining area to minimise the visual impact of this modern addition.

#### *External works*

The annotations on the proposed elevations outline there would be external repairs to flashings and rainwater goods and installation of mesh bird proofing/deterrents which would likely have a negligible impact on the special interest of the Listed Building and character and appearance of the Conservation Area.

### **LEGISLATION AND POLICY**

#### *Planning (Listed Buildings and Conservation Areas) Act 1990*

The local planning authority should have a desirability of preserving the special interest of the Listed Building (s.16 and 66) and 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)

### **CONCLUSION**

The proposal would have a moderate harmful impact on the special interest of the Listed Building and negligible impact on the character and appearance of the Conservation Area and setting of the adjacent Listed Buildings. This would fail to satisfy the provisions of s.16 of the Act but would satisfy the provisions of s.66 and 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).

There is clear and convincing justification provided for the level of heritage harm (par.213 of NPPF) as other less intrusive options have been explored and the structural survey outline that it would not be feasible to secure the integrity of the building with the less intrusive options. Whilst the proposed works would result in the loss of historic fabric and traditional detailing, on balance, the works are in the interests of securing the long-term conservation of the heritage asset and would not result in the total loss of significance of the building. We,

therefore, have no objections to the proposal from a conservation perspective, subject to conditions.

**OFFICER RECOMMENDATION:**

**Approve Planning Permission and Listed Building  
Consent**

**Case Officer: P. Twigg**

**Recommendation Date: 16.1.2026**

X *B.J. Haywood*

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Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**