

Conservation Team Advice

- Date:** 15th January 2026
- Application Ref:** SMD/2025/0430 & SMD/2025/0431
- Site Address:** The Green Dragon, 2 St Edwards Street, Leek
- Proposal:**
- 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.
 - Listed Building Consent for 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.

Heritage assets affected:		
Designated Heritage Asset(s):	☒	• The Swan Hotel – Grade II (listing ref: 1268557) • 1 Overton Bank – Grade II (listing ref: 1268587) • 2 Overton Bank – Grade II (listing ref: 1268588) • Overton Bank House – Grade II (listing ref: 1268589) • Leek Conservation Area

**Non-Designated Heritage
Asset(s):**



Conservation Advice

Summary of Significance

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.

2 St Edward Street, listed as The Swan Hotel, is a Grade II Listed Building designated in 1951. The building has early-17th century origins with 19th and 20th century alterations. The building is timber-framed with a faux timber render façade and a pitched plain tile roof. Along Overton Bank, no. 1 & 2 (both Grade II) also form part of the public house. The listing description outlines that no.1 was possibly constructed as an assembly room for the pub in the early-19th century. It is constructed in red brick with a slate roof. The significance of the building range derives from its 17th century origins, association with the development of public houses, illustrative phases of development, use of traditional palette of materials and craftsmanship and focal point on a corner plot.

Overton Bank House (Grade II) is a mid-19th century house constructed in brick with a slate roof, with possible earlier origins. It forms a separate building to the pub range.

Leek Conservation Area was designated for its medieval origins as a market town which rapidly expanded in the 18th and 19th century as a result of textile and brewing industries. Buildings are typically constructed in red brick walling, with some timber and stone buildings intermixed. The Green Dragon makes a positive contribution to the character and appearance of the Conservation Area.



Fig.1 c.1899-1901 OS map



Fig.2 c.1937-39 OS map

Assessment and Impact

The proposed works involve structural repairs to the building, including demolition and rebuilding of a rear wall in the storeroom, repairs to damaged beams internally and externally, repairs to ceilings and repairs to gutters, downpipes and flashings.

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)

Conclusions and Recommendations

In summary, 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.

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

- Prior to any rebuilding of the rear storeroom wall hereby approved, a brick sample panel, showing the brick type, brick bond pattern, finish of brickwork, mortar and pointing technique, shall be provided on site for inspection and agreed in writing by the Local Planning Authority. The rebuilding works shall thereafter only be carried out in accordance with the agreed sample panel details.

Reason: In order to preserve the special architectural and historical appearance of the Listed Building.

- Prior to any rebuilding of the rear storeroom wall hereby approved, specific details (and samples upon request) of the proposed timber encasement of steel beams and columns shall be submitted to and agreed in writing by the Local Planning Authority. The works shall thereafter only be carried out in accordance with the agreed details.

Reason: In order to preserve the special architectural and historical appearance of the Listed Building.

- Within 3 months of the completion of the rebuilding of the rear storeroom wall hereby approved, a detailed specification of the reinstatement the internal face of the storeroom wall shall be submitted to and agreed with the Local Planning Authority. The works shall thereafter be carried out only in accordance with the agreed wall finish details.

Reason: To preserve the special architectural interest of the Listed Building.

- Within 1 month of the completion of the steel column and beam installation to the dining area hereby approved, specific details (and samples upon request) of the proposed encasement of these features shall be submitted to and agreed in writing with the Local Planning Authority. The works shall thereafter be completed in accordance with the agreed details within 1 month.

Reason: To ensure the proposal takes the agreed form envisaged and to preserve the historic and architectural interest of the Listed Building.

- Any replacement of flashings hereby approved shall be reinstated in lead and installed in compliance with British Standard BS 6915.

Reason: To preserve the special architectural interest of the Listed Building.

Conservation Officer: Megan Atkinson