

## DELEGATED DECISION REPORT

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**SMD/2025/0418**  
**Valid 19/11/2025**

**10 CRANFORD FYNNEY  
STREET  
LEEK**

**LISTED BUILDING CONSENT  
TO INSTALL SOLAR PANELS  
TO THE REAR ELEVATION OF  
THE BUILDING**

**(LISTED BUILDING CONSENT -  
ALTERATION)**

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### MAIN ISSUES

- Development on a Listed Building
- Development in a Conservation Area

### DESCRIPTION OF SITE

Cranford (Grade II) forms part of a pair of houses dating c.1912 designed by Reginald Longden in an Arts & Crafts style. The building is constructed in brick with a plain tile roof. The houses have an asymmetrical design with two projecting gables, mullioned windows and leaded lights and large chimney stacks which are all characteristic of the architectural style. The significance of the building relates to its retention of historic fabric and plan form, illustrative Arts & Crafts style, association with local architect and association with the development of suburban housing the early-20th century of Leek.

As well as being Listed, the site also falls within the Leek Conservation Area.

### PROPOSAL

The proposal would involve the installation of 14 solar panels to the rear elevation of the building. The panels to be installed would be black framed, matt finish with low-rise brackets.

### RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

#### Local Plan (adopted 9<sup>th</sup> September 2020)

SS1 Development Principles  
DC1 Design Considerations  
DC2 The Historic Environment

#### National Planning Policy Framework

Paragraph(s) 1 -14, 47, 109, 131, 135, 139, 207 – 221.

Section(s) 4 – Decision making, 12 – Achieving well designed and beautiful places,  
16 – Conserving and enhancing the historic environment.

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

Section 16

### **Adopted Supplementary Planning Documents/Guidance (SPD/G):**

- Design Principles for Development in the Staffordshire Moorlands
- Staffordshire Moorlands Design Guide SPD

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

- None relevant.

## **CONSULTATIONS**

### **Publicity**

Site Notice expiry date: Expired

Neighbour consultation period ends: Expired

Press Advert: Expired

### **Public Comments**

None.

### **Town / Parish Comments**

None received.

### **Staffordshire County Council Highways**

No comments

### **Historic England**

No comments.

### **SMDC Conservation Officer**

There are no objections to the proposal from a conservation perspective.

## **OFFICER COMMENTS**

### **Main Considerations**

In accordance with Policies SS1 and SS2 of the Staffordshire Moorlands Local Plan the Council expects all new development to make a positive contribution towards the sustainability of communities and to protect and where possible enhance the environment. Planning (Listed Buildings and Conservation Areas) Act 1990 section 16 sets out the provisions for determining applications for listed building consent and consideration will be given to the impact on the special architectural and historic interest of the listed building.

## **Heritage**

Policy DC2 seeks to preserve and enhance heritage assets and their setting, and ensure that proposals contribute positively to the character of the built and historic environment. All applications likely to affect a heritage asset will need to be accompanied by a heritage statement.

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the general duty of local planning authorities in respect to determining applications regarding works to listed buildings. S.16 (1) and (2) states the LPA shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Paragraph 210 of the NPPF states that in determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

The proposal would result in minor-moderate degree of harm to the Listed Building as it would introduce overtly engineered and modern feature to the building. This would fail to satisfy the provisions of s.16 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). As set out above, the panels have been positioned to the rear roof slope which has reduced the visual impact, the panels would not result in the loss of historic fabric and have the potential to be reversible (par.208 of NPPF). There is clear and convincing justification for the harm (par.213 of NPPF) and there would likely be public benefits in terms of climate change which would balance or outweigh the level of heritage harm arising from the proposal (par.215 of NPPF). Therefore, the proposal is considered acceptable in heritage terms.

## **CONCLUSION / PLANNING BALANCE**

As set out above, the panels have been positioned to the rear roof slope which has reduced the visual impact, the panels would not result in the loss of historic fabric and have the potential to be reversible (par.208 of NPPF). The proposal would result in minor-moderate degree of harm to the Listed Building. With reference to the planning policies, this would be 'less than substantial harm' to the designated heritage asset. Therefore, the proposal is considered acceptable in heritage terms, and the recommendation is to approve.

**OFFICER RECOMMENDATION :    APPROVE, subject to conditions**

**Case Officer: Reuben Berriman**

**Recommendation Date: 17/02/2026**

X *B.J. Haywood*  
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Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**