

Conservation Team Advice

Date: 20th February 2026
Application Ref: SMD/2026/0020
Site Address: 7 Fynney Street, Leek
Proposal: Replacement of windows to the front and rear of the property

Heritage assets affected:		
Designated Heritage Asset(s):	☒	- Leek Conservation Area - Fern-lea and Cranford – Grade II (listing ref: 1268594) - Highbarn – Grade II (listing ref: 1268595)
Non-Designated Heritage Asset(s):	☐	

Conservation Advice

Summary of Significance

The proposal would involve alterations to 7 Fynney Street, which is situated in Leek Conservation Area and opposite a row of Grade II listed houses.

Leek Conservation Area was designated for its medieval origins as a market town which later expanded as a result of textile and brewing industries. Buildings are typically 2- and 3-storeys, constructed in a mixture of brickwork, render, stone and Staffordshire blue tiled or slate roofs. The architectural interest is an eclectic mix of the different historic phases of development, with the predominantly Georgian and Victorian commercial buildings and Edwardian civic architecture at the core and 19th and early-20th century mills and residential expansion on the fringes of the settlement.

Fynney Street is a good example of the early-20th century expansion of the town, with Arts & Crafts housing on the west side of the street. As can be seen in Fig.1, 7 Fynney Street is visible on 1930s OS mapping. It is a modest detached dwelling constructed in dark red brick with a pyramidal tiled roof. The dwelling has a symmetrical façade with canted bay windows to the ground floor. The detailing has tried to mimic some of the Arts & Crafts references adjacent, with multi-pane windows and is a good example of interwar housing. Although not of high architectural value it makes a positive contribution to the character and appearance of the Conservation Area.

Ferne-Lea and Cranford (Grade II) date c.1912 and are designed by Reginald Longden. The pair of houses have asymmetrical façade and are designed in an Arts & Crafts style, constructed in dark red bricks with plain tiled roof. Highbarn (Grade II) is a detached c.1912 house also designed in Arts & Crafts style by Reginald Longden. The significance of this row of listed houses relates to the continued suburban growth of Leek in the early-20th century, illustrative Arts & Crafts detailing which was popular at the time and retention of the designed integrity of their architectural design.

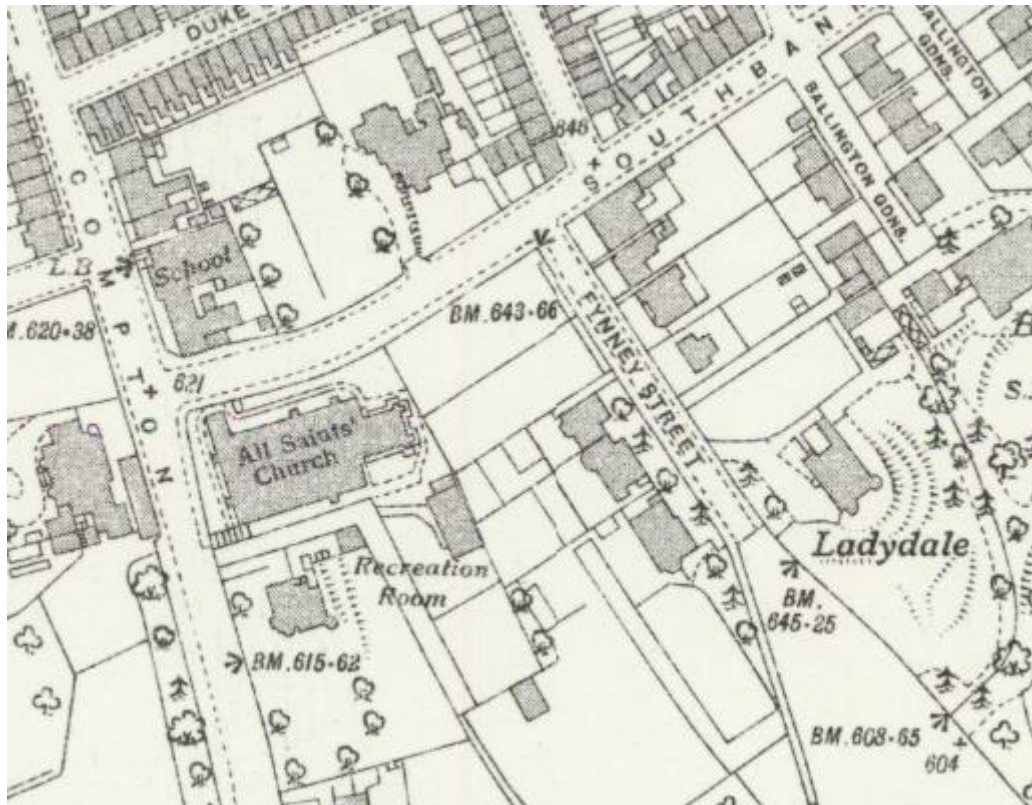


Fig.1 1937-38 (published 1940) OS map [online] (National Library of Scotland)

Assessment and Impact

The proposal seeks to replace the timber windows at the front with aluminium and upvc windows at the rear. The building is covered by an Article 4 Direction and the wording of the Direction restricts alterations to the dwellinghouse where they would front a highway. Therefore, it is likely that the replacement windows at the side and rear would not require planning permission and only the front ones are considered in these comments.

The application form states that the windows to the front would be replaced with aluminium and the windows to the rear would be replaced with uPVC and the drawings from Anglian appear to imply this would be the case. However, the Heritage Impact Statement (dwg no. 1597-01-99-01) states that uPVC would be installed throughout the property. Confirmation on what is actually proposed would be useful.

Notwithstanding this, it is unlikely that aluminium windows to the front elevation would be considered acceptable from a conservation perspective in this instance. Typically the frames of aluminium windows are quite bulky and have flat profile glazing bars that cannot replicate the slim chamfered profiles that can be achieved with timber. This usually has a negative impact on the historic character of the building as a results in a bulky frame which does not replicate the historic joinery details well.

The illustrations of the Anglian windows are limited in their technical details as they do not show a sectional profile of the window to determine the thickness of frames or whether this would be flush fitting casements. In addition, it is not overly clear from the submitted information whether the multi-pane effect is proposed to be replicated in the replacement window design as the window specification states 'Georgian bars' and the annotations on the proposed elevations (dwg no. 1597-01-04-02) state this would be replicated but the Anglian window specification only shows 1-over-1 panes of glass.

From a conservation perspective, it would be recommended that timber is reinstated at the front as this is a traditional material and an elevation visible from public vantage point in the Conservation Area. In addition, some clarification would need to be provided on the proposed sections and glazing bar details.

There are no objections to the principle of double glazing in an unlisted building, but it would be suggested that consideration given to slimline double glazed units if a multi-pane effect is proposed as the framing and glazing bars would likely be slimmer and replicate historic joinery detailing better.

Legislation and Policy

Planning (Listed Buildings and Conservation Areas) Act 1990

The local planning authority should have a desirability of preserving the setting of the Listed Building (s.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 likely result in minor harm to the overall character and appearance of the Conservation Area and, subject to detailing, potential minor harm to the setting of the adjacent Listed Buildings. This would fail to 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 designated heritage assets (par.215 of NPPF and policy DC2 of the local development framework). As set out above, there are some limited technical details to fully assess the visual impact the replacement windows would have on the significance of the heritage assets. Nevertheless, it is likely we would object to the proposed details from a conservation perspective as they would result in a bulkier frame that cannot replicate historic joinery details and, therefore, detract from the architectural interest and character of the heritage assets.

From a conservation perspective, we would recommend the following:

- Alteration to timber on the front elevation windows
- Sectional details of the windows to be provided to illustrate the thickness of frame and any glazing bar details
- No projecting trickle vents on replacement windows to the front elevation

Conservation Officer: Megan Atkinson