

Conservation Team Advice

Date: 24th March 2026
Application Ref: SMD/2026/0058
Site Address: 7 Shoobridge, Street, Leek
Proposal: Refurbishment of existing dwelling house; addition of single storey extension; and demolition of structures within curtilage to rear

Heritage assets affected:		
Designated Heritage Asset(s):	☒	- Leek Conservation Area - Police Station and Superintendents House including stables and boundary wall – Grade II (listing ref: 1268599)
Non-Designated Heritage Asset(s):	☐	

Conservation Advice

Summary of Significance

The proposal would be situated in Leek Conservation Area and to the rear of a Grade II Listed Building.

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. 7 Shoobridge Street is visible on very late- to early-20th century mapping (Fig.1) and makes a positive contribution to the Conservation Area.

The former police station (Grade II) dates c.1891 and was designed by local architectural practice of William Sugden in a Scottish Baronial style. The building is an impressive architectural design with central tympanum, corbelled turrets and decorative stone dressings. Its historic interest derives from association with local notable architects and development of a police station in the late-19th century.

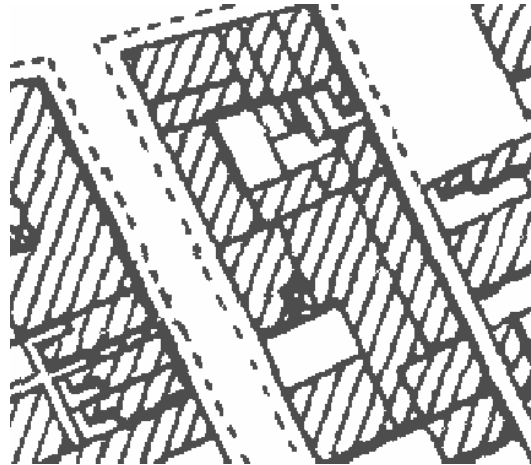


Fig.1 c.1899-1901 OS map

Assessment and Impact

The proposal seeks demolition of a covered yard to the rear of the property, construction of a single storey lean-to extension and replacement windows to the front elevation. The supporting statement also mentions internal works which, as this is not a listed building, would unlikely require planning permission.

The existing outbuilding is formed from a modern corrugated roof installed onto a high boundary wall. The roof structure is of no heritage significance, and its proposed removal would be an enhancement to the significance of the Conservation Area.

The proposed rear extension would be 1-storey lean-to constructed in bricks with a plain clay tile roof. The form of the extension and external facing materials would be sympathetic to the character of the building. Aluminium bi-fold doors are proposed which would have a contemporary appearance, but this would be discreetly positioned on the rear elevation, which is well-screened from public vantage points in the Conservation Area. Therefore, the proposed extension would not harm its character and appearance, and due to the high intervening boundary wall, this would have no impact on the setting of the Listed Building.

The proposed elevations mention replacement of the front windows, which appear to be historic 1-over-1 timber sliding sashes. The annotations on the proposed elevations mention these would be replaced with similar, but there are no specific details of what those entail. As this dwelling is subject to an Article 4 Direction, it would be useful to have more specific details of the replacement windows to the front elevation as this has the potential to impact the character and appearance of the Conservation Area.

The existing access gate to the side is a modern industrial gate. The Design & Access Statement mentions the vehicular access to the side would remain the same so it is assumed this would remain in situ.

Overall, it is likely that the proposal would be an enhancement to the setting and significance of the designated heritage assets although some clarity on the proposed replacement windows to the front elevation would be useful to ensure the heritage impacts are fully considered.

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).

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 not harm the character and appearance of the Conservation Area nor setting of the adjacent Listed Building. This would comply with s.66 of the Act, Section 16 of the NPPF and policy DC2 of the local development framework. There are no objections to the principle of the proposal from a conservation perspective.

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

- Prior to the replacement of the windows to the front elevation hereby approved, details of the replacement windows, including details of their design, material, specification, method of opening, colour and finish, in the form of drawings of no less than 1:20 scale, shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out only in accordance with the agreed details.

Reason: To ensure the development preserves the character and appearance of the Conservation Area.

- No development above damp-proof course for the rear extension shall commence until manufacturer's details (and samples upon request) of the external facing materials of the extension have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure the development preserves the character and appearance of the Conservation Area and in the interests of visual amenity.

Conservation Officer: Megan Atkinson