



Historic England

Mr Arne Swithenbank
Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
Staffordshire
ST13 6HQ



Our ref: PL00801455

30th March 2026

Dear Mr Swithenbank,

Application number: SMD/2026/0100

Thank you for consulting Historic England on the above application for permission in principle. As the Government's adviser on the historic environment Historic England is keen to ensure that the protection of the historic environment is fully taken into account at all stages and levels of the local planning process.

We have the following comments to make regarding the site:-

Historic Environment Good Practice Advice in Planning Note 3 (GPA3):
<https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/heag180-gpa3-setting-heritage-assets/>

Historic England Advice Note 12 - Statements of Heritage Significance:
<https://historicengland.org.uk/images-books/publications/statements-heritagesignificance-advice-note-12/heag279-statements-heritage-significance/>

The proposal lies adjacent to the Parish Church of All Saints that is listed at Grade I, based on its exceptional interest: <https://historicengland.org.uk/listing/the-list/list-entry/1268538?section=official-list-entry> and the Leek Conservation Area, which is on the Heritage at Risk Register (as vulnerable).

On the basis of the information provided, Historic England has no significant concerns over this site being granted permission in principle provided that further detail is submitted, in order to fully assess the likely impact upon the setting of the listed building (church) and the character and appearance of the adjacent conservation area in accordance with the above published advice and in accordance with paragraph 207 of the NPPF.

We therefore recommend that the presence of these designated heritage assets and the need for development to have regard to their setting is recorded on the decision notice, taking into account potential mitigation measures or development criteria.



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We formally request further consultation on this site at technical details consent stage. Please record this notification and ensure that we are consulted on any applications received as per Schedule 4 to the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Conclusion

In determination of the application, we encourage you to draw on the knowledge of local conservation officers, the county archaeologist and local heritage groups.

In assessing the site, we emphasise that you need to satisfy yourself that you have taken into account the NPPF, which 'has strong policies for protecting the built, natural and historic environment'. The NPPF also requires you to ensure that a residential use is appropriate for the location and that a site can be made suitable for its new use. We also remind you to have regard to relevant policies in your development plan documents, and that you should draw on all relevant available information sources in making assessments on the suitability of potential sites.

We should like to stress that this opinion is based on the information provided by the Local Planning Authority in its consultation. To avoid any doubt, this does not affect our obligation to provide further advice and, potentially, object to specific proposals, which may subsequently arise where we consider that these would have an adverse effect upon the historic environment. We hope that these comments are useful and we look forward to being consulted at technical details consent stage.

Yours sincerely,

B Williscroft

Benjamin Williscroft
Inspector of Historic Buildings & Areas

cc: Megan Atkinson - Conservation Advisor, High Peak National Park Authority on behalf of Staffordshire Moorlands District Council



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