

Conservation Team Advice

Date: 13th April 2026
Application Ref: SMD/2026/0079
Site Address: 257 Bank Leek Road, Endon
Proposal: Proposed single storey rear extension to form rehabilitation gym for the physiotherapy business

Heritage assets affected:		
Designated Heritage Asset(s):	☒	Endon Conservation Area
Non-Designated Heritage Asset(s):	☐	

Conservation Advice

Summary of Significance

Endon Conservation Area was designated for its medieval origins, sporadic layout of buildings, two distinctive areas of agricultural buildings and residential buildings to the northern and southern parts, retention of 17th to 19th century buildings and overriding vernacular impression of buildings, with some polite architectural influence in grander and even in some of the more modest scale buildings. Typically, buildings are constructed in red brick and stone walling with blue tiled roofs.

257 Bank Leek Road is constructed in red brick walling with half-timbering and large oversailing eaves and decorative verge boards. The building is visible on late-19th century mapping (see Fig.1), possibly in connection with a large house (possibly Bank House). Its prominence on the street and its architectural detailing make a positive contribution to the character and appearance of the area.



Fig.1 c. 1879 OS map [online] (National Library of Scotland)

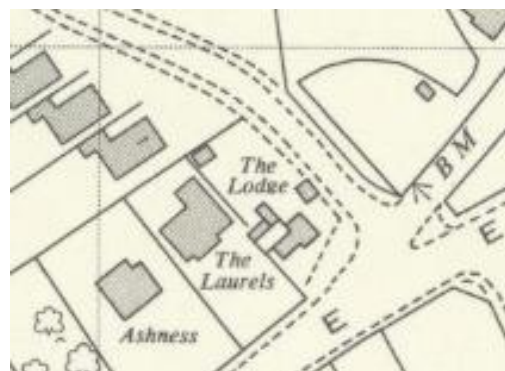


Fig.2 c. 1968 National Grid map [online] (National Library of Scotland)

Assessment and Impact

The proposal is a resubmission for a single-storey extension which was previously refused (ref: SMD/2025/0369 & SMD/2025/0454). The previous design involved a hipped roof design, whereas the amended design in the current proposal involves a M-shaped dual pitched extension.

The amended design would respond better the existing form and design of the principal building than the previous submitted designs. The extension would also be constructed in red brick walling with clay roof tile to match the building and be sympathetic to the surrounding built heritage.

There would be some modern vertical windows in the elevations of the extension, but it is considered these would be quite a subtle visual distinction between the old and new parts of the building without distracting from the interest of the principal building. It is noted that the application form mentions these windows and doors would be aluminium anthracite grey, it would be suggested that these are black instead (although details could be agreed via condition).

Part of the extension would be flat roofed, but this would be hidden from public vantage points and would not affect the visual appreciation of the building or Conservation Area.

Overall, the proposed extension would unlikely harm the 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 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

Conclusions and Recommendations

In summary, the proposal would not harm the character and appearance of the Conservation Area and its special interest would be preserved. This would satisfy the provisions of s.72 of the Act, Section 16 of the NPPF and policy DC2 of the local development framework. There are no objections to the proposal from a conservation perspective.

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

- Before any construction occurs above damp proof course (DPC) on the extension hereby approved, a brick sample panel, showing the brick type, brick bond pattern, mortar and pointing technique, shall be provided on site for inspection and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed sample panel details.

Reason: In order to preserve or enhance the character and appearance of the Conservation Area.

- Before the new roof(s) for the extension hereby approved are installed, samples or detailed specifications of the new roof tiles, shall be submitted to and agreed in writing by the Local Planning Authority. The works shall thereafter be carried out only in accordance with the agreed materials.

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

- No development shall be commenced in respect of the features identified below, until details of their design, fixing and finish in the form of manufacturer's specification or drawings and sections at a scale of not less than 1:10 have been submitted to and approved in writing by the Local Planning Authority.

Development shall thereafter be undertaken and retained for the lifetime of the development in accordance with the approved details.

- i. External windows, including rooflights, doors and their immediate surroundings, including details of glazing and glazing bars.
- ii. Heads and cills for windows and doors
- iii. Ridge, verge and eaves details
- iv. Brickwork detail coursing
- v. Rainwater goods
- vi. Any external flues or vents
- vii. Details of boundary treatments

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

Conservation Officer: Megan Atkinson