

Conservation Team Advice

Date:	13 th April 2026
Application Ref:	SMD/2025/0496 & SMD/2025/0497
Site Address:	72 St Edward Street, Leek
Proposal:	• Alterations to the rear outrigger roof, raised head height of rear kitchen window, proposed decked area, rear external door and internal alterations. • Listed Building Consent - Alterations to the rear outrigger roof, raised head height of rear kitchen window, proposed decked area, rear external door and internal alterations.

Conservation Advice – Amendments

Assessment and Impact

Previous conservation comments (09/01/26) raised objections to the proposed tanking of the basement and details of the extension to the rear. These comments are based upon the following amended plans / further information received:

- *Plans as Proposed (dwg no. PL04)*
- *Design, Access & Heritage Statement Rev A*
- *Plans as Proposed (dwg no. PL03G)*

The proposal no longer seeks permission for tanking the basement, which would remove the harm to the interior which was previously identified. The proposal seeks to still infill the cellar opening onto St Edward Street with glass bricks, but this would have a minimal impact on the overall appearance of the building and streetscene.

The proposed alterations to the rear outrigger have removed the projecting canopy, altered the decking to brickwork and re-positioned the flue. Overall, the proposed amendments are more sympathetic to the historic and architectural interest of the building and would better preserve its significance. Whilst the crittal window and patent glazing would be quite contemporary, these features would still be set within the historic form of the building and its historic appearance would still be legible with the proposed alterations.

Clarification has also been provided on the rooflights to the flat roof addition, as shown on the sectional drawing these would slightly project above the roofline of the flat roof extension (presumably due to building regulations requirements). There is currently a historic arched door facing onto St Edward Street and a single storey flat roof addition

has been added behind this (with a set-back 2-storey addition as well). The slight projection would unlikely harm the character and appearance of the Conservation Area and setting/significance of the Listed Building as these are modern flat roof infills of no heritage significance.

Legislation and Policy

Planning (Listed Buildings and Conservation Areas) Act 1990

The local planning authority should have a desirability of preserving the setting and special interest of the Listed Building (s.16 and 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

Overall, the proposal would not harm the special interest of the Listed Building and character and appearance of the Conservation Area. Their special interest would be preserved, which would satisfy the provisions of s.16, 66 and 72 of the Act. This would also comply with 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:

- No works 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. The works shall thereafter be undertaken and retained for the lifetime of the development in accordance with the approved details.
 - i. External window and door details (including rooflight/patent glazing details)

- ii. Details of the bricks for the proposed raised platform (and samples upon request)
- iii. Glass bricks for cellar opening infill
- iv. Details of new heads and cills for kitchen window

Reason: To safeguard the historic and architectural interest of the Listed Building.

- The flue hereby approved in the rear outrigger shall be finished in metal and coloured black or dark grey.

Reason: To safeguard the historic and architectural interest of the Listed Building.

Conservation Officer: Megan Atkinson