

Conservation Team Advice

Date: 20/04/2026
Application Ref: SMD/2026/0093 and SMD/2026/0094
Site Address: Leek Moorlands Hospital, Ashbourne Road, Leek
Proposal: Proposed replacement of 16no. First Floor Windows to the North Radial Wing, Southeast & Northwest Elevations, and the Southeast Crosswing, Northeast Elevation

Heritage assets affected:		
Designated Heritage Asset(s):	☒	Leek Moorlands Hospital – Grade II (listing ref: 1268665)
Non-Designated Heritage Asset(s):	☐	

Conservation Advice

Summary of Significance

The proposal would involve alterations to Moorlands Hospital, which is a Grade II Listed Building.

The building was formerly a c.1830s workhouse, designed by Bateman and Drury. It is 3-storeys, constructed in red brick with a slate roof and has been designed in an austere Neo-Classical design with pedimented frontage and Doric columned porch. The original plan form of the workhouse has been altered, with some buildings demolished in the 20th century. It was, however, originally designed with panopticon principles of observing inmates. The significance of the building relates to its historic association as a 19th century workhouse, retention of historic fabric of the remaining wing and imposing architectural design.

Assessment and Impact

Consent it sought to replace 16 no. first floor windows to the grade II listed Moorlands Hospital. Drawing ref: 2606 - CTD - RW - XX - DR - A - 008 - P02 identifies the 16 windows proposed for replacement, 15 windows are located on the first floor, with 1 on the ground floor, the windows are split between 3 elevations identified in the plans provided. The 16 windows proposed for replacement are of differing ages. 2 of the windows (W.1.24 and W.1.27) are original 19th century windows. The remaining 14 windows proposed for replacement are of 20th century installation. It is proposed to install timber sliding box sash windows without horns painted in a white finish.

The existing windows of the hospital are comprised of a mixture of different windows. There is a combination of designs and materials. 11 windows were previously replaced on the principal south-west elevation following an approved LBC application SMD/2013/0814. Thus, the hospital has an array of windows of differing degrees of authenticity, with few original windows thought to be remaining.

Drawing ref: 2606 - CTD - RW - XX - DR - A - 009 - P02 demonstrates a typical sash detail. This typical detail has been accompanied by 3 renders of the proposed units (Drawing refs: *James W - 3578-04A*; *James W - 3578-05A*; and *James W - 3578-06A*). The details show a slim-lined double glazing within timber frames. The existing inconsistency in window design and materials detracts from the visual appearance of the Listed Building, therefore causing minor harm to the special architectural interest of the Listed Building. Instating some consistency to the design of the windows, using a sympathetic materials and design is favourable, and will re-introduce some authenticity to the appearance of the building. The proposal will therefore mitigate some of the existing harm identified. As such the proposed design is supported in terms of heritage impact.

However, application SMD/2026/0093 also includes drawing ref 2026-02-13 *REVISED Window Detail Drawings AMENDED 260309*. This document provides detailed elevations and sections of all 16 proposed windows. In contradiction to the other typical window details provided these documents demonstrate the inclusion of trickle vents. Trickle vents are not considered acceptable for use on a Listed Building, as they appear visually bulky and detract from the otherwise sleek and uninterrupted joinery. The indication of trickle vents in these plans should be removed as this would not be supported.

Legislation and Policy

Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990

Section 66(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

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).

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

Conclusions and Recommendations

In summary, the proposed 16 replacement windows are supported in principle as they will mitigate some of the existing harm caused by previous window replacements. The windows will introduce some consistency to the first-floor windows, the windows will also be of a more authentic design to the Listed Building. As outlined above there are no heritage objections to the 16 proposed windows, subject to trickle vents being removed from the proposed plans.

Recommended condition:

Notwithstanding the details shown within *2026-02-13 REVISED Window Detail Drawings AMENDED 260309* trickle vents shall not be inserted into the windows hereby approved.

Reason:- To preserve the special architectural and historical interest of the Listed Building in accordance with Section 66(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990

Conservation Officer: Rachel Robinson