

## DELEGATED DECISION REPORT

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**SMD/2026/0093&  
0094**  
Valid 09/03/2026

**LEEK MOORLANDS  
HOSPITAL  
ASHBOURNE ROAD  
LEEK**

**PROPOSED REPLACEMENT  
OF 16NO. FIRST FLOOR  
WINDOWS TO THE NORTH  
RADIAL WING, SOUTHEAST &  
NORTHWEST ELEVATIONS,  
AND THE SOUTHEAST  
CROSSWING, NORTHEAST  
ELEVATION**

**(FULL - MINOR)**

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### MAIN ISSUES

- Listed Building heritage

### DESCRIPTION OF SITE

Grade II Listed. An imposing and well known landmark building facing the Ashbourne Road in Leek and with elevations towards Kniveden Lane. It was purpose built as a workhouse in 1838 and was an extensive development at its inception – see the ‘Conservation Design and Access Statement’ (CDAS) February 2026. The proposal relates to elevations within this original structure.

The building has remained institutional serving health needs throughout its history. It was listed in 1972. There is strong survival of its historic form but there has also been significant alteration and modern addition in parts.

### PROPOSAL

As in the report heading.

### RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

#### **Local Plan (adopted 9<sup>th</sup> September 2020)**

SS1 Development Principles  
SS2 Settlement Hierarchy  
SS5 Leek Area Strategy  
DC1 Design Considerations  
DC2 The Historic Environment

#### **National Planning Policy Framework (Dec 2024)**

Paragraph(s) 1 – 14;

Section(s) 4 – Decision making; 6 – Building a strong and competitive economy; 7 – Ensuring the vitality of town centres; 8 Promoting healthy and safe communities; 11 – Making effective use of land; 12 – Achieving well designed places; 15 – Conserving and enhancing the natural environment; 16 – Conserving and enhancing the historic environment.

**Adopted Supplementary Planning Documents/Guidance (SPD/G):**

- Space About Dwellings SPG
- Design Principles SPG
- Design Guide SPD adopted 21st February 2018

**Local Plan Supporting Evidence Documents:**

- Landscape and Settlement Character Assessment (2008)

**SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**

As must be expected there is an extensive planning history to the premises relating to window replacements, extension and other development in connection with the hospital.

**CONSULTATIONS**

**Publicity**

Site Notice expiry date: 01.05.2026

Neighbour consultation period ends: 07.04.2026

Press Advert: 15.04.2026

**Public Comments**

None

**Town / Parish Comments**

Leek Town Council – none

**Environmental Health**

Recommend condition to limit hours of construction work in order to protect neighbour living conditions. Also recommend an advisory informative with regard to asbestos.

**SMDC Conservation Officer**

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.

#### 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.

## **OFFICER COMMENTS**

### **Principle of Development**

There is a statutory duty placed on the LPA, under section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, to consider the impact of the proposal on the special architectural and historic interest of the Listed Building affected, and its setting and “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”.

An LPA can only discharge its duty if it has carried out a proper assessment of the impact on the Listed Building, is conscious of the duty and has demonstrably applied it in assessing the proposal. This assessment extends to setting, the surroundings in which a heritage asset is experienced.

Historic Environment Policy DC2 of the Local Plan is to give protection to designated heritage assets and their settings and non-designated heritage assets as set out in the NPPF.

NPPF paragraph 212 states that when considering the impact of a proposed development on the significance of a designated heritage asset, “great weight should be given to the asset’s conservation”.

Paragraph 213 goes on to say that: “any harm or loss [to a heritage asset] should require clear and convincing justification.”

NPPF paragraph 215 states that: “Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.”

In principle the development can be supported if the above stipulations are satisfied which in this case should be determined subject to the Council's Conservation Officer's assessment and advice.

### **Heritage / Design**

The Conservation Officer's assessment shows that it would be appropriate to recommend approval. The scheme gains support by replacing previous less suitable 20th century windows with a consistent design approach which despite being a modern intervention succeeds in being more appropriate to the building's heritage significance. It is thus considered that the proposals would deliver an enhancement overall to the significance of the heritage assets.

## **CONCLUSION / PLANNING BALANCE**

There are clear and obvious public benefits from the work as proposed and as the work is seen to deliver a positive heritage improvement to the building, and there being no other issues, it can be recommended for approval in line with NPPF guidance on this basis.

**OFFICER RECOMMENDATION:**      **that planning permission/listed building consent be granted**

**Case Officer:** Arne Swithenbank

**Recommendation Date:** 01.05.2026

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Signed by: Jane Colley Signature

**On behalf of Staffordshire Moorlands District Council**