

## DELEGATED DECISION REPORT

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SMD/2025/0496 &  
SMD/2025/0497  
Valid 26/11/2025

72 ST EDWARD STREET  
LEEK

ALTERATIONS TO THE REAR  
OUTRIGGER ROOF, RAISED  
HEAD HEIGHT OF REAR  
KITCHEN WINDOW,  
PROPOSED DECKED AREA,  
REAR EXTERNAL DOOR AND  
INTERNAL ALTERATIONS.

(FULL - HOUSEHOLDER)  
(LISTED BUILDING CONSENT)

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### MAIN ISSUES

- Design
- Heritage
- Development on a Grade II Listed Building
- Amenity

### DESCRIPTION OF SITE

The site consists of a Grade II semi-detached, three storey red brick dwellinghouse and its associated curtilage on St. Edward Street in Leek. The property forms part of a larger Georgian era dwellinghouse which has subsequently been divided in two. To the rear, there are some more modern additions, notably the two storey rendered flat roofed side/rear extension. The site is within the Leek Conservation Area.

The official list entry reads:

*House. Now divided into 2, as house and shop with accommodation over. Early C19. Brick with slate roof. EXTERIOR: 3 storeys, 5-window range with central entrance hall. Stone Doric architrave with heavy entablature to 6-panelled door with traceried fanlight. Two 12-pane sash windows to left of doorway, and early C20 shop front to its right. Five 12-pane sash-type windows to first floor, 9-pane to attic storey, renewed in original openings with flat-arched heads. Moulded stone eaves cornice, end wall stacks. The building has been subdivided internally to the left of the entrance hall, and No.72 is now entered from a side door, approached through a doorway in stone architrave to the left of the building. INTERIOR: not inspected.*

### PROPOSAL

The application seeks permission for alterations to the single storey rear outrigger. These alterations include the addition of a flue for a log burner, a brick decking area served by a new Crittall style door and windows, and patent roof glazing, as well as a

new external door to the modern flat roofed side/rear extension and rooflights to the entrance hall.

Revised plans were agreed on the advice of the Conservation Officer to make the proposal more in keeping with the historic property and acceptable in terms of heritage. The previous plans had a greater extend of glazing on the roof, and the flue exiting from the rear wall as opposed to through the roof. The roof height was also to be altered.

## **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  
T1 Development and Sustainable Transport

### **National Planning Policy Framework**

Paragraph(s) 1 -14, 47, 109, 131, 135, 139, 207 – 221.

Section(s) 4 – Decision making, 9 – Promoting sustainable transport, 12 – Achieving well designed and beautiful places, 16 – Conserving and enhancing the historic environment.

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

- Design Principles for Development in the Staffordshire Moorlands
- Staffordshire Moorlands Design Guide SPD
- Space About Dwellings SPD

## **SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**

- SMD/2004/0880. (OLD REFERENCE: 04/00467/FUL). DESCRIPTION: Conversion of 3 flats to cafe and show room. DECISION: APPROVED.

## **CONSULTATIONS**

### **Publicity**

Site Notice expiry date: Expired  
Neighbour consultation period ends: Expired  
Press Advert: Expired.

### **Public Comments**

None.

## **Town / Parish Comments**

No objection.

## **Staffordshire County Council Highways**

No comments received.

## **SMDC Conservation**

Updated comments on revisions: no objection subject to conditions.

## **OFFICER COMMENTS**

### **Principle of Development**

In accordance with Policies SS1 and SS2 of the Staffordshire Moorlands Local Plan the Council expects all new development to make a positive contribution towards the sustainability of communities and to protect and where possible enhance the environment. The site is within the Leek Development Boundary and therefore acceptable in principle.

### **Design**

SMDC Policy DC1 requires development to be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area; and be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, height, density, layout, siting, character and appearance.

Paragraphs 131 and 135 of the NPPF outline what is expected of good design and required for the development of high quality, beautiful places, and provides for a high standard of amenity for existing and future users.

Staffordshire Moorlands District Council's Design Guide SPD outlines the Council's expectations in respect of design and states that extensions should harmonise with the parent building. For a development to be considered appropriate in terms of its size and massing, the Council would universally expect to see extensions subordinate to the dominance of the original building. The proposed alterations are relatively minor and unobtrusive to the historic interest of the building as they are sited at the rear of the property. The proposed brick steps and decking area will use brick to match the existing, and the roof glazing will be flush with the original roof line, and not visually intrusive. The log burner flue is now situated in the roof and therefore as minimal in size as possible. The site of the proposed works, being at the rear of the property, is also not visible from the street scene. Therefore, when taken together, the proposed works are considered acceptable in terms of design and comply with Policy DC1 and the Design Guides.

### **Amenity**

Paragraph 135 f) of the NPPF seeks to secure a high standard of amenity for all existing and future occupants. Local Plan Policy DC1 requires development to achieve a satisfactory relationship to adjacent development and to not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity. The site is bounded by 70 St Edward Street to the north (attached property), and 74 St Edward Street to the south. Due to the minor nature of the works and alterations, the proposed development would have no adverse amenity impact to neighbours as the new windows and raised decking would not overlook another property due to their height, positioning, and tall boundary walls to the garden. Therefore, the proposal complies with Policy DC1 and the NPPF in this regard.

### **Highway Safety**

Paragraph 109 of the NPPF states that patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places. Policy T1 seeks to provide safe and sustainable access and ensure that development can accommodate the required vehicular parking, in line with Appendix 2. The proposed development would have no impact to highway safety as there would be no change in the number of bedrooms or parking at the property, nor any other impact to the highway. therefore the proposed development complies with Policy T1.

### **Heritage**

Policy DC2 seeks to preserve and enhance heritage assets and their setting, and ensure that proposals contribute positively to the character of the built and historic environment. All applications likely to affect a heritage asset will need to be accompanied by a heritage statement.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the general duty of local planning authorities in respect to determining applications regarding listed buildings. S.66 (1) and (2) states the LPA 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. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the general duty of local planning authorities in respect to determining applications regarding conservation areas. S.72 (1) states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Paragraph 210 of the NPPF states that in determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness.

The property is Grade II Listed and within the Leek Conservation Area, and is bounded on both sides by other Grade II Listed Buildings (the connected property and Spout Hall, and the Victoria Buildings). The Grade II Listed building was originally built as a single dwelling, and then subdivided prior to being listed (June 1972), with the neighbouring half converted to a retail unit at ground floor level. This application seeks to alter the rear single storey outrigger and create a raised decking area, as described above, with minimal changes to the overall building – the proposed external works are limited to the rear outrigger and rooflights on the flat roofed entrance hall.

As well as being Grade II Listed, the property is also in the Leek Conservation Area. The rear boundary of the site almost abuts the boundary of the Conservation Area. Therefore, it is considered that the proposal will not harm the Conservation Area as the historic Georgian frontage will remain unchanged, while the rear will not be a prominent feature with the CA.

Revisions were made relating to the flue and roof, which is now proposed to be left in its original position rather than being raised with the flue exiting through the roof rather than the rear wall. On the side elevation of the outrigger Crittall style doors and windows are to be inserted, giving access to the new raised decking area. Internally, there are some minor alterations

The internal and external alterations are considered acceptable as the historic fabric of the property remains largely unchanged, apart from the minor interior alterations.

The Conservation Officer initially raised an objection to the application due to the originally proposed unsympathetic alterations and materials, and the omission of the rooflights on the plans. Revised plans were received, and the Conservation Officer assessed that the new 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. The Conservation Officer is now happy to support the proposal subject to conditions and confirms that there will be negligible impact on the Listed building. The Conservation Officer suggested conditions for further details, which have since been received and assessed by the Conservation Officer, to which there are no objections, with a further condition stipulating that the proposed flue in the rear outrigger shall be finished in metal and coloured black or dark grey

The proposed development would satisfy the provisions of s.16 of the Act, Section 16 of the NPPF and policy DC2 of the local development framework. Therefore, the proposed development is considered acceptable in terms of Heritage.

## **CONCLUSION / PLANNING BALANCE**

The proposed development has been found to be compliant with all relevant local and national policy, and 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. The proposal is also acceptable in terms of design, amenity and highway safety.

It is therefore recommended that planning and listed building consent are granted for the proposals.

**OFFICER RECOMMENDATION :      APPROVE PLANNING PERMISSION AND LISTED  
BUILDING CONSENT, subject to conditions**

**Case Officer: Reuben Berriman**

**Recommendation Date: 14/05/2026**

X *B.S. Haywood*

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Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**