

Conservation Team Advice

Date: 5th May 2026
Application Ref: SMD/2026/0163
Site Address: 14 Bath Street, Leek
Proposal: External alterations to building and shop front

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

Conservation Advice

Summary of Significance

The proposal is situated in Leek Conservation Area, which was designated for its medieval origins as a market town which later expanded as a result of textile and brewing industries. Buildings are typically 2- and 3-storeys, constructed in a mixture of brickwork, render, stone and Staffordshire blue tiled or slate roofs. The architectural interest is an eclectic mix of the different historic phases of development, with the predominantly Georgian and Victorian commercial buildings and Edwardian civic architecture at the core and 19th and early 20th century mills and residential expansion on the fringes of the settlement. 14 Bath Street is visible on late-19th century mapping and, whilst there have been modern alterations to the building, it does contribute to the historic interest and layout of Bath Street.

Assessment and Impact

The proposal seeks permission for replacement ground floor shopfront and replacement render to the first floor and gable end.

The existing shopfront is a modern addition of no heritage value and its proportions, detailing and upvc door are unsympathetic to the character of Leek Conservation Area. The proposed replacement shopfront would be timber and would reinstate more traditional details such as pilasters, cornicing and more a proportionate plinth/stallriser (which would be rendered). The shopfront would be finished with a dark grey (Farrow & Ball 'Railings').

Overall, the proposed ground floor works would be an enhancement to the character and appearance of the Conservation Area as they would reintroduce more traditional detailing and palette of materials and respond to the historic character of the area better. To ensure the proposed detailing is appropriate to the historic character of the

area, it would be recommended that a sectional/technical detail of the fascia, corning and pilasters is provided (which could be agreed prior to determination or via condition).

The existing building is rendered, which likely would not have been the historic finish of the building. However, the principle of replacing this would unlikely cause harm the appearance of the Conservation Area. The replacement render would be a smooth finish and painted with Sandtex 'Ivory Stone' paint, which would be sympathetic to the surrounding built heritage.

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
- Leek Conservation Area Appraisal (2017)

Conclusions and Recommendations

Overall, the proposed development would enhance the character and appearance of the Conservation Area which 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 recommend the following conditions:

- The replacement shopfront and doors hereby approved shall be of timber construction only.

Reason: To preserve the character and appearance of the Conservation Area.

- Prior to the installation of the shopfront hereby approved, specific details of the features identified below shall be submitted to, in the form of drawings and sections of no less than 1:20 scale and approved in writing by the Local Planning Authority.
 - i. Fascia and cornicing
 - ii. Console and pilasters

The works shall thereafter only be carried out in accordance with the approved shopfront details.

Reason: To ensure the development takes the agreed form envisaged and to preserve the character and appearance of the Conservation Area.

Conservation Officer: Megan Atkinson