

DELEGATED DECISION REPORT

SMD/2026/0013
Valid 27/03/2026

ABBAY INN ABBEY GREEN
ROAD
LEEK

**LISTED BUILDING CONSENT
FOR THE REPLACEMENT OF
AN EXISTING DAMAGED FLAT
ROOF AND TO INSTALL A
ROOF LANTERN WITHIN A
LATER 1960/70'S EXTENSION
TO THE PROPERTY.**

**(LISTED BUILDING CONSENT -
ALTERATION)**

MAIN ISSUES

- Design
- Impacts on Historic Assets

DESCRIPTION OF SITE

The application relates to a former public house with Grade II* Listed Building status, known now as Abbey View House.

It is a distinctive stone building to the east of Abbey Green, a small hamlet north of Leek. The converted residential property sits above a hill and benefits from a large front car park with some associated amenity land and field and, further unconnected farm fields beyond.

PROPOSAL

This application seeks listed building consent to insert a roof lantern to a later addition of the building. This element is located to the rear of the building and serves the kitchen to the family home. The flat roof light will be black with a dimension of 2790mm x 1500mm. It will also have a slim-profile frameless design.

In the original scheme, the applicant proposed a dual pitched roof lantern. This was later changed on the recommendation made by the Conservation officer- see comments below.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (adopted September 2020)

DC1 Design Considerations

DC2 The Historic Environment

National Planning Policy Framework

Section 16 – Conserving and enhancing the Historic Environment

Planning (Listed Buildings and Conservation Areas) Act 1990

RELEVANT SITE HISTORY

SMD/1983/0379 Conversion of barn to dwelling and alterations to first floor of inn to provide restaurant facilities Approved
SMD/1985/0801 Conversion of outbuilding into bedroom accommodation Approved
SMD/1991/0995 Rendering and painting of east gable Approved
SMD/1993/1195 Listed Building consent in respect of extension to kitchen Approved
SMD/2024/0228 Change of use from public house to a single dwelling Approved
SMD/2024/0229 Listed Building consent for change of use from public house to a single dwelling Approved

CONSULTATIONS

Publicity

Site Notice expiry date: 5/05/26

Neighbour consultation period ends: 17/04/26

Press Advert: 29/04/26

Public Comments

Leek Town Council Comments	No objection
Historic England	No comment.
Peak and Northern Footpath Society	PROW is not affected by proposal

Conservation officer

Summary of Significance

The proposal would involve Abbey View House, formerly Abbey Inn, which is a Grade II* Listed Building. The building was originally constructed as a house, dating c.1702, with alterations and extensions from 20th century.

The building is constructed in pink sandstone with buff sandstone dressings, a pitched slate roof with copings and kneelers. The building is 2-storeys with attics and pitched dormers to the front elevation. The principal elevation has a symmetrical appearance with mullioned windows and central doorway. The house is identified on the late-19th – mid-20th century mapping as the 'Bowling Green' public house, the building of which was recently converted to residential use. The significance of the building relates to its retention of historic fabric and early-18th century origins, illustrative detailing from the 18th century, associated as later conversion to public house, illustrative traditional construction with polite architectural influence and designed prominence on the road.

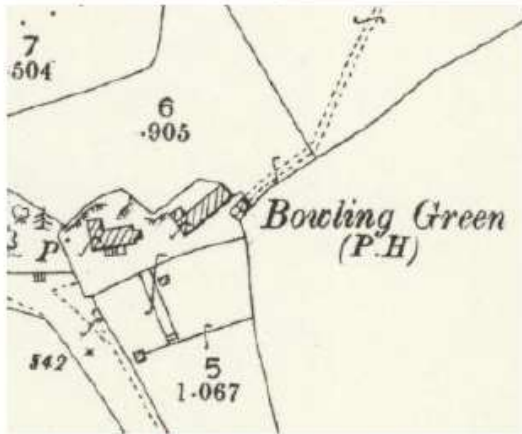


Fig. 1 c. 1899 OS map [online] (National Library of Scotland)



Fig. 2 c. 1941 OS map [online] (National Library of Scotland)

Assessment and Impact

The proposal would involve replacement of modern felting to the flat roof additions at the rear of the Listed Building and installation of a lantern rooflight.

As noted in the supporting statements, the extensions to the rear date from 20th century and are of no heritage significance. The replacement of the roof material to a similar finish as existing would have no impact on the building's significance.

The proposed pitched roof lantern would be anthracite grey. It would be situated in the modern roof; its installation would not involve the loss of historic fabric. However, the pitched lantern design is often discouraged in listed buildings as their projecting style can be a distracting feature to the architectural interest of the listed building. Whilst this is a modern part of the listed building, it may intersect views/appreciation of some of the remaining historic aspects of the principal listed building. It would, therefore, be recommended that a flat profile roof lantern is installed instead of the lantern style.

Conclusions and Recommendations

In summary, there are **no objections** to the principle of the works from a conservation perspective but, as noted above, it would be recommended that a flat profile rooflight is installed to the rear extension instead. If the applicant amends the proposal, it would be useful for a product specification of the rooflight to be submitted prior to determination to avoid conditioning further details with any approval.

Following comments, the applicant has opted for a flat roof light.

OFFICER COMMENTS

The main issues in this application are the impact of the proposals on the historic integrity of the Listed Building.

Principle of Development and design

A listed building consent is required as the work involves alterations to the Listed Abbey View House. The installation of a roof light to the listed building albeit to a modern addition will affect the historic fabric of the building. Any changes that affect the character of a listed building, regardless of its significance, must be reviewed and approved prior to commencement.

The roof light would be installed above the rear extension of the listed building. It will be black and low-level in line with the modern grey felted roof which served no historic value. The extension dates late 20th century.

The position of the roof light would not be visible from public view unless seen from within the property looking down from the upper floors. On visit, this was more evident when viewing the side of the rear extension which sits on ground levels higher than the bulk of the dwelling. The flat roof profile would keep this modern element discreet from any public vantage points as it will sit low against the roof of the extension. Upon changes recommended by the Conservation officer, negligible impact is given on the significance and setting of the designated heritage assets.

The proposal is a sympathetic addition that would not involve the loss of any historic fabric and is appropriately designed to be visually seen from any public vantage points.

The scheme is considered to be in accordance with Policy DC1 and DC2 of the Local Plan.

CONCLUSION

In determining this application the LPA has a statutory duty, 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. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the LPA to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area. Furthermore, paragraph 207 of the Framework 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.

The proposed works can be supported on the basis of negligible impact on the Listed Building and compliance therefore with Policy DC2 and the NPPF. Thus, the proposal can be supported.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Li

Recommendation Date: 28/05/26

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

