

DELEGATED DECISION REPORT

SMD/2026/0163
Valid 02/04/2026

14 BATH STREET
LEEK

EXTERNAL ALTERATIONS TO
BUILDING AND SHOP FRONT

(FULL - MINOR)

MAIN ISSUES

- Impact on the character and appearance of the application site and wider street scene;
- Impact on the amenity of nearby properties.

DESCRIPTION OF SITE

This application relates to a site positioned on the eastern side of Bath Street within the Leek Town Centre. It also falls within the Conservation Area which has an article 4 direction imposed, restricting all permitted development rights.

The site comprises of a two storey end terraced property that is characteristic of the wider area. The commercial premises sits within a predominately residential street currently used as a Class E hair-dressing salon on the ground floor and tattoo studio on the upper floor.

PROPOSAL

The applicant proposes to refurbish the shop frontage via a new timber sign, replacement door and windows and, rendering the shop frontage.

The signage, timber cornice and mouldings detailing around the shop frontage will be in Farrow and Ball 'Railing (dark grey/blue). The render in shaded cream in smooth masonry paint.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

DC1 Design Considerations

DC2 The Historic Environment

TCR1 Development in the town centres

National Planning Policy Framework

Section 12 Design

Section 16 The Historic Environment

RELEVANT PREVIOUS APPLICATIONS

There is no planning history relevant to the determination of this application.

CONSULTATIONS

Publicity

Site Notice expiry date: 26/05/26

Neighbour consultation period ends: 30/04/26

Press Advert: 13/05/26

Public Comments

None

Leek Town Council Comments

No comments

Staffordshire County Council Highways

No objection

Conservation Officer No objection subject to conditions

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, cornicing 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.

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 corning
 - 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.

Following initial comments, the agent provided details of the shop front. The Conservation officer raised no objection however would still recommend the compliance condition.

OFFICER COMMENTS

Principle of development and design

Section 16 of the NPPF emphasises the need to conserve and enhance the historic environment. Para 202 states that any harm to the significance of a designated asset should require clear and convincing justification. 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, where appropriate, securing its optimum viable use. In addition to this, LPAs have a statutory duty under the 1990 Act to pay special regard to the desirability of preserving Listed buildings or their setting and that of Conservation Areas.

Policies DC1 and DC2 of the Staffordshire Moorlands Local plan states that all development should be well designed to respect the site and its surroundings. Within Conservation Areas the Council will safeguard and, where possible, enhance the historic environment.

The current frontage has a modern and understated appearance within a row of residential terraces. There are no nearby shops to compare or draw from, however, the proposed shop front will not be dissimilar than its predecessor by use of dark

colours, traditional materials that create a neutral and formal setting which is characteristic of the Conservation Area in the core of Leek. As for the render, the use of cream smooth masonry paint will freshen the frontage to a property of no historic value.

The alterations have also been supported by the Conservation officer who welcomes the more traditional details such as pilasters, cornicing and more a proportionate plinth/stallriser (which would be rendered).

The Conservation officer requested a sectional/technical detail of the fascia, cornicing and pilasters prior to works. This was later addressed by the agent via plans which covered the information requested by the Conservation officer. No objection were raised from a Conservation standpoint.

Overall, the proposed changes will have negligible impact to the character of the conservation area and continue to contribute to the vitality and viability of the area when works are complete. It would be in accordance with policy DC1 and DC2 of the Local Plan.

Amenity

Policy DC1 requires all new development to protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The use of the premise will remain the same and the additional works to the frontage would not give rise to a loss of privacy/ daylight to neighbouring properties. The levels of noise or disruption may occur during the construction phase however following operation, will resume as per its existing use.

No objections have been received and in this application is considered to protect the amenity of nearby properties in accordance with policy DC1.

Other matters

County highways has raised no objection as the works does not have a detrimental impact on the Highway.

CONCLUSION

The proposal would not detract from the character or appearance of the application site or the Leek Town Conservation Area, in accordance with policies DC1 and DC2. Taking account of the town centre location of the site and existing lawful use of the premises, the development would not result in harm to the amenity of nearby residents. Furthermore the proposal would not result in a threat to highway safety.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa O'Brien

Recommendation Date: 2/06/26

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council