

Conservation Team Advice

Date: 4th June 2026
Application Ref: SMD/2026/0233
Site Address: 12 Queen Street, Leek
Proposal: Replacement of windows and external doors

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

Conservation Advice

Summary of Significance

The proposal would be situated in Leek Conservation Area, which was designated for its medieval origins as a market town which have been overlaid with Georgian, Victorian and Edwardian buildings. Predominantly buildings are constructed in red brick walling, with Staffordshire blue clay tiles. Due to the different phases of development, there is an eclectic mix of architectural styles throughout the town centre. No.12 Queen Street makes a positive contribution to the character and appearance of the Conservation Area.

Assessment and Impact

The proposal seeks to replace the sliding sashes with double-glazed timber alternatives and replace external doors.

Replacement windows

The proposed replacements would be 24mm double glazing and would replicate the appearance of the existing, although they would be spiral balanced rather than weighted sashes. The technical details provided outlines that the sashes would have a black outer frame with white sash (inner) frames, with no horns. The majority of the windows would not have trickle vents, apart from windows WG3, WG8, WG9, WG10 and WF1 (serving kitchen and bathrooms). Any windows with glazing bars would be replaced to match their appearance with a plant-on bar rather than integral. The information included in the Heritage Statement indicates the spiral balanced mechanism would be concealed within the frame which would help minimise the visual impact of this.

Overall, the proposal has sought to try to mimic the existing details of the historic windows relatively well and the proposal would maintain the timber material. Whilst the

double glazing has the potential to increase the thickness of the frames, the visual impact of this would be minor and would likely be minimised by the use of dual colours for the frames in any case.

However, from a conservation perspective, it would be recommended that the proposed trickle vent is removed from WF1 as this is the principal elevation in the Conservation Area and could detract from the visual appearance of the building.

Replacement doors

The proposal seeks to replace 3 external doors to the building – 2 to the rear and 1 to the principal elevation. There are no concerns with the replacement doors to the rear as this would unlikely affect the significance of the Conservation Area. However, it is not overtly clear why the front door is proposed to be replaced as it does not appear to be in a poor condition. This appears to be a historic door which makes a positive contribution to the character of the building and the Conservation Area. The proposed replacement does not appear to replicate the design, but in any case we would encourage the retention of the existing.

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

Conclusions and Recommendations

In summary, the principle of the proposal has the potential to preserve the character and appearance of the Conservation Area. This 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. However, as

noted above, we would suggest the following amendments/further information from a conservation perspective:

- Removal of trickle vents on the principal elevation
- Retention of the front door (DG1)

Conservation Officer: Megan Atkinson