

Conservation Team

Date: 4th June 2026
Application Ref: SMD/2026/0142
Site Address: Land South East of Fynney Street, Leek
Proposal: Part Retrospective - The proposed development includes proportionate changes required to support a larger vision to create an attractive and actively maintained garden space consisting of the two plots shown in [DOC REF Plan-LOC] Location Plan (v1.0). These changes include: - replacing existing fence with hedgerow (bringing the appearance inline with neighbouring plots), - the addition of traditional metal gates for pedestrian and vehicular/trailer access (improved access and support maintenance), - a gravel surface area to allow all-weather, multipurpose use of part of the plot, including seating and planters (increased use and support maintenance), - replacing the stone paved dropped kerb with cobble sets (bringing the appearance inline with neighbouring plots).

Consultation Response

We have undertaken a desk-based assessment of the proposal, including a review of the submitted Design & Access Statement and Heritage Statement and decided that no technical advice is required from Conservation.

The development site is adjacent to within Leek Conservation Area and adjacent to several Listed Buildings (which are designated heritage assets). When considering the impact of a proposed development upon a Conservation Area and the setting of a Listed Building, the application should be determined in accordance with the duties in s.66 and s.72 of the *Planning (Listed Buildings and Conservation Areas) Act 1990*. In addition, great weight should be given the heritage asset's conservation, as stipulated in par.212 of the *National Planning Policy Framework (2024)* and the application determined in accordance with Section 16 of the NPPF and policy DC2 of the local development framework.

We have determined not to provide technical conservation advice in this case. If you believe specialist conservation advice is required, please contact conservation@staffsmoorlands.gov.uk

Conservation Officer: Megan Atkinson