

Conservation Team Advice

Date: 7th July 2026
Application Ref: SMD/2026/0230
Site Address: 37 Stockwell Street, Leek
Proposal: Retrospective application for change of use of basement in existing dwelling house to form one bedroom studio flat

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

Conservation Advice

Summary of Significance

Leek Conservation Area was designated for its medieval origins as a market town, which was later transformed and expanded through the industrial developments in textile and brewing industries. The town centre is an eclectic mix of Georgian, Victorian and Edwardian buildings. Many of the buildings are 2- and 3-storeys, constructed in red-orange bricks with Staffordshire blue tiles. Whilst there have been some modern alterations to the façade, no. 35 & 37 are visible on historic mapping and contribution to the historic layout of the Leek Conservation Area.

Assessment and Impact

The proposal seeks retrospective permission for the change of use of the basement to a studio flat.

The building has modern upvc windows, including at the basement level. These are unsympathetic materials and design to the Conservation Area. However, they appear to have been in situ for over 4 years so would unfortunately be considered permitted development at this stage.

The proposal does not proposed to alter the external appearance of the building, therefore, the proposed development would not impact the character and appearance of Leek Conservation Area.

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).

Any harm to the significance of a designated heritage asset (from its alteration or destruction, or from development within the setting), should require clear and convincing justification (par.213).

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

Conclusions and Recommendations

In summary, the proposal would not harm 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 from a conservation perspective.

Conservation Officer: Megan Atkinson