

## Conservation Team Advice

**Date:** 31<sup>st</sup> July 2026  
**Application Ref:** SMD/2026/0306  
**Site Address:** 11 Russell Street, Leek  
**Proposal:** Retrospective application for demolition of outbuilding

| Heritage assets affected:                |                                     |                                                                          |
|------------------------------------------|-------------------------------------|--------------------------------------------------------------------------|
| <b>Designated Heritage Asset(s):</b>     | <input checked="" type="checkbox"/> | <ul style="list-style-type: none"> <li>Leek Conservation Area</li> </ul> |
| <b>Non-Designated Heritage Asset(s):</b> | <input type="checkbox"/>            |                                                                          |

## Conservation Advice

### Summary of Significance

The proposal is situated in Leek Conservation Area which was designated for its medieval origins as a market town, which were overlaid with Georgian, Victorian and Edwardian buildings. The town rapidly expanded as a result of textile and brewing industries in the area. Typically, buildings are constructed in red brick walling with Staffordshire blue tile roofs. No.11 Russell Street makes a positive contribution to the character and appearance of the Conservation Area.

### Assessment and Impact

The building previously had a 1-storey flat roof brick addition to the rear and part of this has been demolished. The proposal seeks permission to retain partially demolished rear outrigger.

Whilst the outrigger appeared to possibly have some historic brickwork, its flat roof form was not particularly sympathetic to the traditional character of the Conservation Area and was likely the result of modern alterations. The proposed development seeks to retain the end wall facing south, which will help minimise the visual impact of the alterations from the main road. The proposed alterations would unlikely impact the overall character and appearance of the 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).

#### 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 proposal would result in a negligible impact on the character and appearance of the Conservation Area. Its special interest would be preserved 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.

**Conservation Officer:** Megan Atkinson