

Conservation Team

Date: 9th September 2026
Application Ref: DET/2026/0030 & DET/2026/0031
Site Address: 55 St Edward Street, Leek
Proposal: Application to determine if prior approval is required for change of use back to residential use from mixed use.

Consultation Response

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

The development site is within Leek Conservation Area (which is a designated heritage asset). When considering the impact of a proposed development upon a Conservation Area, the application should be determined in accordance with the duties in s.72 of the *Planning (Listed Buildings and Conservation Areas) Act 1990*. In addition, substantial weight should be given the designated heritage asset's conservation, as stipulated in policy HE6 of the *National Planning Policy Framework (2026)* and the application determined in accordance with Section 20 of the NPPF and policy DC2 of the local development framework.

We have determined not to provide technical conservation advice in this case. This is a strictly neutral comment and does not prejudice any decision made by the Council. If you believe specialist conservation advice is required, please contact conservation@staffsmoorlands.gov.uk

Conservation Officer: Megan Atkinson