



Historic England

WEST MIDLANDS OFFICE

Mr Arne Swithenbank
Staffordshire Moorlands District Council
PO Box 136
Buxton
SK17 1AQ

Direct Dial: 0121 625 6848

Our ref: L00520671

Dear Mr Swithenbank

**Arrangements for Handling Heritage Applications Direction 2015 &
T&CP (Development Management Procedure) (England) Order 2015**

**HALES HALL CARAVAN & CAMPING PARK, HALES HALL, OAKAMoor ROAD,
CHEADLE**

Application No SMD/2016/0358

We have received amended proposals for the above scheme.

Summary

Historic England is supportive of the repair and restoration of this important, and previously neglected, Grade II* listed building, and is happy to defer to your specialist conservation adviser in matters of detail.

However, we would request that the applicant be reminded of the potentially adverse legal implications of commencing works to a listed building without the appropriate consent.

Historic England Advice

Hales Hall is a well-proportioned, finely detailed small country house built in 1712, with some late 19th century additions. Regrettably it has been neglected and underutilised for some time by its previous owners, and as a result this Grade II* listed building was last year placed on our Heritage at Risk Register.

We therefore welcome this application by the new owners to undertake repairs, and address some of the unsympathetic alterations which have taken place.

Since the application affects a listed building there is a statutory requirement under section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, to have special regard to the desirability of preserving the building or its setting, or any features of special architectural or historic interest which it possesses. In addition, section 12 of the NPPF highlights the importance of conserving and enhancing the historic environment.



THE AXIS 10 HOLLIDAY STREET BIRMINGHAM B1 1TG

Telephone 0121 625 6870
HistoricEngland.org.uk





Historic England

WEST MIDLANDS OFFICE

Having considered the information submitted, we are concerned that some of the works would appear to have commenced in advance of obtaining the necessary consents. As you are aware since this is a listed building such unauthorised works are potentially a criminal offence. In view of this, and the recent retrospective application for the biomass boiler, we would encourage you to ensure that the applicant is aware of the potential legal implications. We would also strongly recommend they involve your conservation specialist in all future discussions, prior to any works commencing on site.

Given the importance Hales Hall we are pleased to note that the applicant has commissioned the services of an architect, and we have no objection in principle to the proposed works. Since this is a listed building we would usually request additional detail be provided for consideration. However, I understand from a conversation with your conservation adviser today that the works are progressing on site, and are being undertaken to a good standard. On this basis we are happy to defer to your conservation specialist, and any conditions she considers to be appropriate in this instance.

Recommendation

Historic England has no objections in principle to the proposals, and is happy in this instance to defer to your conservation specialist adviser in matters of detail.

It is not necessary to consult us again on this application. Please send us a copy of the decision notice in due course. This will help us to monitor actions related to changes to historic places.

Yours sincerely

Julie Taylor

Inspector of Historic Buildings and Areas

E-mail: Julie.Taylor@HistoricEngland.org.uk

cc Gillian Bayliss Conservation Specialist Adviser, Staffordshire Moorlands District Council



THE AXIS 10 HOLLIDAY STREET BIRMINGHAM B1 1TG

Telephone 0121 625 6870
HistoricEngland.org.uk

