Council for
British Archaeology

A National Amenity Society

Mr James Stannard
Planning Case Officer
Staffordshire Moorlands District Council
By email: planning@staffsmoorlands.gov.uk

8th October 2018

Dear Mr Standard

Red Lion Cottage, Smithy Bank, Alton, ST10 4AD. Application No. SMD/2018/0593

Thank you for consulting the Council for British Archaeology (CBA) on the above case.

Summary

- The CBA agrees with and supports the comments made by Staffordshire Moorlands District Council's Senior Conservation Officer; more period appropriate windows should be installed in the rear elevation of the listed Grade II Red Lion Cottage.

Significance

Red Lion Cottage, although much altered and extended, dates from the mid-17th century and is listed at Grade II (List entry number 1037897). This property makes a positive contribution to the character and appearance of the Alton Conservation Area.

Comments

The CBA would like to reiterate the advice of your own Conservation Officer; whilst the windows to the rear elevation do not themselves constitute 'historic fabric', replacing them is an opportunity to better reveal the significance of this building. The revised National Planning Policy (NPPF) directs that;

"Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably." (paragraph 200).

In this instance a style of glazing more in keeping with the period that the rear elevation dates from would better reveal the significance of this multi-phased building.

Council for
British Archaeology

Recommendation

The CBA recommends that the Local Planning Authority work with the applicants and your own specialist conservation staff to secure an appropriate design for any new windows installed in the rear elevation of the listed Grade II Red Lion Cottage, in order to better reveal the significance of this important building.

I trust these comments are useful to you; please keep the CBA informed of any developments with this case.

Catherine Bell. MA(cons), ACIfA
Assistant Listed Buildings Caseworker for England

The Council for British Archaeology (CBA) is the national amenity society concerned with protection of the archaeological interest in heritage assets. Local planning authorities have a duty to notify the CBA of applications for listed building consent involving partial or total demolition, under the procedures set out in ODPM Circular 09/2005 and in Welsh Office Circulars 61/96 & 1/98.

Council for British Archaeology
Beatrice de Cardi House, 66 Bootham
York YO30 7BZ
Tel: 01904 671417

Archaeology for all
Email: info@archaeologyUK.org
www.archaeologyUK.org

Registered charity in England and Wales (287815) and a charity registered in Scotland (SC041971). Company Limited by Guarantee (1760254)

Patron: HRH The Prince of Wales