Mr R Church-Taylor & Ms E F Evans
Farley Mews
Lightoaks Estate
Cheadle Road
Oakamoor
ST10 3AN

The Planning Officer
Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
Staffs
ST13 6HQ

Dear Sir/Madam

Planning ref: **PP-08961794**
Property: **Farley Mews, Lightoaks Estate, Cheadle Road, Oakamoor, ST10 3AN (the "Property")**
Re: **Heritage Statement**

We refer to the above Planning Application in respect of the above property and the requirement to submit a heritage statement alongside this application.

We refer to the original, extensive Heritage Statement and Impact Assessment prepared by Mel Morris Conservation on behalf of Purple Circle Homes Ltd dated 31 July 2015 available at and provided for background:
http://publicaccess.staffsmoorlands.gov.uk/portal/servlets/AttachmentShowServlet?ImageName=117088

Any extracts from the above report set out below are taken with permission of Mel Morris Conservation ("MMC").

Introduction

This statement is written to comply with paragraph 189 of the National Planning Policy Framework which states:

"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and ***no more than is sufficient to understand the potential impact of the proposal on their significance.****" [Emphasis added.]*

This approach is consistent with the guidance given in Historic England's "Historic Environment Good Practice Advice in Planning Note 2 – Managing Significance in Decision Taking in the Historic Environment (March 2015) which states:

*"**the information required in support of applications for planning permission and listed building consent should be no more than is necessary to reach an informed decision**, and that activities to conserve or investigate the asset needs to be proportionate to the significance of the heritage assets affected and the impact on that significance."[Emphasis added.]*

We believe that the information provided below in conjunction with that supplied with the planning application is sufficient to reach an informed decision as to the proposed development at the Property.

The Proposal

This application is for planning permission for the erection of a timber summer house measuring 3 metres by 3 metres within the garden of the Property.

Heritage Considerations

We are well aware of the heritage considerations of the property and this is one of the primary reasons that we purchased it. We are keen to ensure that the proposed erection of a summer house is in keeping with the historic character of the building and its setting. As such we have chosen a design for the summer house which complements the original design of the Property.

The summer house will be placed some 50m from the property and will be located behind a large embankment towards the public highway and shielded from the Property by a rhododendron hedge.

The purpose of the building is to ensure that we can enjoy the garden in all seasons, its placement, construction and use are all entirely in keeping with the original purpose of the gardens to be used and enjoyed by the occupants of the Property.

Lightoaks gardens (of which the Property gardens form part) are described by MMC as follows:

[on page 9] "The gardens and ground of Lightoaks were developed during the early 19th century, circa 1823-27, as part of an estate initially for the Patten family and later, after 1874, for the Bolton family. The garden setting is laid out with a mature garden, which has developed over almost 200 years with planted beds and borders to the east and south, mature parkland below this and to the south of the gardens, and a large kitchen garden on the south side of the stableblocks. To the north curves the private carriage drive, which is separated from the turnpike road by a broad expanse of landscaped shrubberies. The private carriage drive, which falls within the landscape setting of the house, was originally built for Oakamoor Lodge, the house in the valley bottom occupied by George Wragge in 1816, and is probably late 18th century in origin. But following the sale of the estate in 1874, A S Bolton acquired the exclusive rights to the private carriage drive and the area around the main entrance from Oakamore Road was re-landscaped so that the drive related directly to Light Oaks."

[on page 10] There have been relatively few alterations to the landscape; a 20th century tennis court and an extended terrace were added to the earlier planted borders and lawns and an early 20th century greenhouse was added to the kitchen garden. On the functional side of the kitchen garden walls, a number of the potting sheds were altered, adapted and extended to provide larger capacity storage.

The significance of the landscaping and gardens is that they provide a well-maintained and lush setting for the house, making an important contribution to its character.

How will the proposals impact on the significance of the heritage asset and its setting?

There are four salient points:

1. First the location of the proposed development is at such a distance and shielded from the house so as not to have any impact on the approach to or view from the Property or any other properties at the Lightoaks Estate.

2. Second, the gardens at the Property have always been used for pleasure and the erection of the proposed development will only enhance the well-maintained lush setting for the house and are in keeping with the previous usage of the gardens for pleasure and family entertainment.

3. Both the summer house and the gravel base are temporary structures that could easily be reversed if necessary, this development will not irreparably alter the fabric of the house or its grounds.

4. The summer house will not be visible from the public highway or any other properties on Cheadle Road.

Conclusion

The proposed development will cause no invasion to the historic fabric of the building or its setting indeed the whole proposal could easily be reversed in future if necessary, retuning the area to lawn.

The effect on the aesthetic of the Property (or the surrounding properties) and the setting will not be adversely impacted by the proposed development.

The proposed development causes no harm to the Property or its wider setting. It complies with the local and national policy objectives and we would kindly request that the application is approved as soon as possible.

Yours faithfully

Robert Church-Taylor and Elisabeth Evans

Appendix 1 – The Listing Register

LIGHTOAKS AND ATTACHED GREENHOUSE

Be the first to contribute

Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1374732

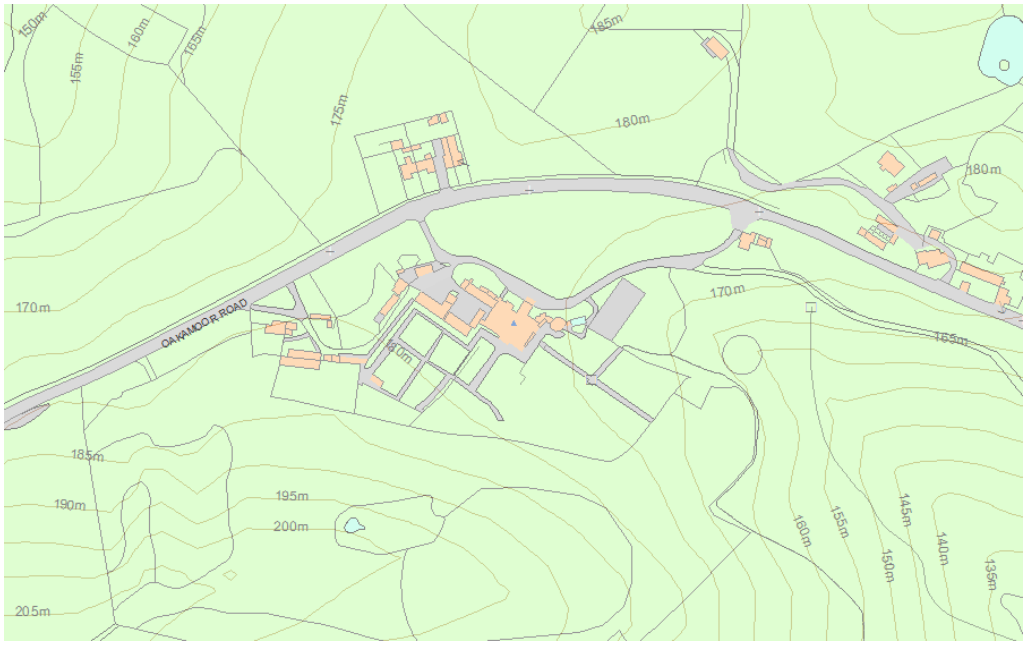
Date first listed:

24-Dec-1986

Statutory Address:

LIGHTOAKS AND ATTACHED GREENHOUSE

Map



Location

Statutory Address:

LIGHTOAKS AND ATTACHED GREENHOUSE

The building or site itself may lie within the boundary of more than one authority.

County:

Staffordshire

District:

Staffordshire Moorlands (District Authority)

Parish:

Oakamoor

National Grid Reference:

SK 04668 44459

Details

SK 04 SW OAKAMOOR C.P. OAKAMOOR ROAD

(South side) 11/154 - Lightoaks and attached greenhouse 24/12/86 - II

Large house and greenhouse. Mid-C19. Rough-cast brick; slate roof; roughcast stacks. Irregular plan with principal entrance to the north, garden fronts to the east and south and service yard to the west, the greenhouse is attached to the north-west angle. North front: 2 storeys and attic on cellars, 3 gabled bays, each gable has shaped barge boards, casements with patterned glazing bars; central porte-cochere of 2 open- arched bays. South front: 3 gabled bays with shaped barge boards and casements with patterned glazing bars, those to ground floor left and right are barge windows with hipped roofs, central ground floor projection with lean-to roof. From the right hand (north-east) corner of the house a covered arcade leads to an attached greenhouse.

Listing NGR: SK0466844459

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:
275150
Legacy System:
LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.
End of official listing