

Dear Arne Swithenbank,

Application ref: SMD/2021/0845

Address: Gratton Hall Farm, Gratton Hall Lane, Gratton, Staffordshire, ST9 9AW

Proposal: Listed building consent for a proposed conversion of existing buildings to form private ancillary leisure/recreation accommodation, construction of an additional bay to an existing garage building, and recladding and increasing height of existing log store.

Our ref: SPAB/JN/172361/22

Thank you for consulting the SPAB on the above application. Having considered the application documents on your Council's website I now write with the Society's response.

SPAB Advice

From the information provided, it would appear that the buildings (or some of buildings) affected by the proposals are curtilage structures to the principal listed farmhouse and should therefore be treated as part of the listed building. While a Design and Access statement has been provided there is no Heritage Statement accompanying the application and no details as to the age and significance of the buildings affected. It is therefore not possible at this stage to understand the potential impact of the proposals on the significance and special interest of the listed buildings and their setting (principal and curtilage buildings).

We advise that the authority request a Heritage Statement together with photographs of the buildings and site, along with revisions to the drawings to ensure they are fully annotated to detail the existing materials as well as the proposed. Should this information not be forthcoming then we advise that the application be refused on the basis that it lacks sufficient information and justification.

Please consult the Society when additional information has been received so that we may review the application again. Lastly, if not already done so, we advise that you also consult your Council's specialist conservation advisor.

Regards,

Joanne.

Joanne Needham
Casework Officer

The Society for the Protection of Ancient Buildings
37 Spital Square, London E1 6DY

Please send all notifications of listed building consent applications, faculty applications or requests for advice to the Society.

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