

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 23 March 2022 12:02:51

Application Reference No. : SMD/2022/0078 Site Address: The Cross Main Road Hollington Staffordshire ST10 4HH Stoke On Trent Comments by: James DarwinThe Georgian Group

From:

6
Fitzroy Square
Camden
London

W1T 5DX

Phone:

Email:

Submission: Objection

Comments: Dear Sirs,

Thank you for informing the Georgian Group of an application to undertake works to the above grade II listed building, I must apologize for my delay in responding. The applicant proposes alterations to the listed building and outbuildings; two aspects of these alterations are of concern to the Group as they will cause a degree of harm to the historic fabric and significance of the listed building.

‘The Cross’ is an early nineteenth century Hollington stone dwelling with a blind recess above the pilastered doorcase within the principal range; behind this recess appears to be a small closet accessed from the principal bedroom, whilst beyond is the principal staircase. It is proposed to open up this blind recess to form a window. Such blind recesses were a common design feature within eighteenth and early nineteenth century classical dwellings and often resulted from the desire to reconcile a classical display frontage with an irregular more traditional planform within. We therefore regard moves to open up the recess to form a window with considerable concern as it would in our view be harmful to the character and significance of the listed building.

The applicant also wishes to remove a substantial chimneybreast within the kitchen to improve its layout. The supporting documentation provided suggests that this room is not the original kitchen and that the opening has been altered to allow for the insertion of an Aga. It is not however clear from the supporting documentation or from an examination of the survey plans provided that the original service area of the house could have been located elsewhere. This room was always probably therefore either a heated kitchen or scullery, the only other likely location of the kitchen being in the dining room next door. The removal of this stack will cause harm to the historic fabric and planform of the listed building and has not been adequately justified.

Whilst we have no objection in principle to the conversion of the attached outbuilding, we would recommend the retention of the existing boarded door to the first floor opening as a shutter and that the door opening below should be similarly treated. This would allow the original character and use of the structure to be more readily appreciated.

The NPPF (2021), paragraph 200 makes clear that ‘any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.’ Sadly, where harm will be caused to the listed building as outlined above, a robust justification has not to date been provided.

When making a decision on all listed building consent applications or any decision on a planning application for development that affects a listed building or its setting, a local planning authority must 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. Preservation in this context means not harming the special interest of the building, as opposed to keeping it utterly unchanged. This obligation, found in sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (1), applies to all decisions concerning listed buildings.

We would urge the applicant to amend the scheme to retain these two areas of the house's historic fabric and to better preserve the appearance of the attached outbuilding. If the applicant is unwilling to amend this proposal, then listed building consent should be refused.

Yours Sincerely

James Darwin (Senior Conservation Adviser)

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