

From: [Ross Anthony](#)
To: [Planning \(SMDC\)](#)
Subject: Application Ref: SMD/2022/0078 - The Cross, Main Road, Hollington, Staffordshire, ST10 4HH
Date: 24 March 2022 11:16:34

FAO: Chris Johnston

Re: The Cross, Main Road, Hollington, Staffordshire, ST10 4HH

Application Ref: SMD/2022/0078

Thank you for consulting Historic Buildings & Places on this application. I apologise for the delay in responding.

We have reviewed the documentation available on your website and have concerns about some of the alterations proposed and the potential harm to the significance of this grade II listed heritage asset.

Regarding the proposed opening of the blind window to the first floor, it should be noted that this was a common feature of Georgian architecture, designed to mimic windows in order to maintain symmetry and balance on the facade of a building, but which were never intended to be real windows. While we acknowledge the opening up work has found the infill stonework to be separate from the surrounding frame, the floor plan indicates the window would only service a small closet. We therefore question if a window was intended in this space, or if any benefit would be achieved by the removal of the infill sandstone.

We also have concerns with the proposed removal of the existing chimney breast in the kitchen. The removal of a historic feature, despite alterations, will harm the historic fabric and planform of the building and we do not believe that the proposal has been adequately justified. Subject to detailed design, there is potential to relocate the kitchen to the converted sitting room, which would allow a less restrictive kitchen layout with less impact on the historic building fabric, and these other options should be considered.

The relevant NPPF (2021) policy considerations are:

- Paragraph 195: "Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal".
- Paragraph 200: "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."

I would be grateful if we could be informed of the outcome when this becomes available.

Regards

Ross Anthony

Case Work

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historic buildings in conservation areas and undesignated heritage.