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Consultee Response

Date: 07/10/2022.

Application ref: SMD/2022/0469.

Case Officer: Chris Johnston.

Proposal: 'Demolition of a poultry unit and the erection of a holiday unit ancillary to Hermitage Farm'.

Dear Chris,

Hermitage Farm, Froghall Road, Froghall, Staffordshire, ST10 2HQ

Objection. Recommended refusal.

The Hermitage Farmhouse, Grade II and the Barn just north of the principle building also Grade II, are two C17 and C18 red sandstone structures. The principle building of the Hermitage Farmhouse has some intricate detailing, ogee arches and chamfered mullioned windows, and the Barn, sees similar detailing of chamfered eaves and heavy lintels. Both structures are fairly visually striking in mass and design, enveloped within the rural landscape.

The scheme shows the proposal of a large and lengthy holiday accommodation building, in a relatively exposed location in the grounds nearby. It is seen to replace a disused poultry farming building.

The description of the proposed development demonstrates the scheme to include vertical timber boarding, with grey aluminium windows, a grey roof, and large glazed doors to the south east elevation.

The proposed scheme is not respectful of the setting of the two assets and the identity of the farmstead, nor does it seem to be proactive in being subservient against them, or the rural vicinity. It is unsuccessful in becoming part of the relationship between the principle buildings and organic landscape. The scheme, though utilising a currently redundant structure, has not taken reference from the historic elements nearby, nor the natural environment, to thoroughly inform the design and scale, and be unobtrusive in the setting.

It is seen the scheme will cause harm to the heritage assets and does not adhere to Local Plan policy. Notably:

- Policy DC1.
- Policy DC2.
- Policy DC3.
- Staffordshire Moorlands Design Guide SPD.

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Kind regards

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Conservation Officer.