

DELEGATED DECISION REPORT

**SMD/2024/0344
& SMD/2024/0345
Valid 29/07/2024**

**BASFORD HALL BASFORD
GREEN ROAD
CHEDDLETON**

**PROPOSED BLACK POWDER-
COATED METAL DOUBLE-
SWING
AUTOMATED DRIVE GATE TO
BE INSTALLED BETWEEN A
PAIR OF EXISTING STONE
GATE PIERS AT THE
ENTRANCE OF THE
PROPERTY.**

**(FULL – HOUSEHOLDER &
LISTED BUILDING CONSENT)**

MAIN ISSUES

- Impact on the setting of Listed Buildings (Lodge to Basford Hall Grade II & Lodge Farmhouse and attached barn Grade II)
- Impact on character and appearance of the area

DESCRIPTION OF SITE

The development would occur at the northern end of the private access road that runs through the parkland setting and surrounds of Basford Hall (Grade II) and Basford Hall Farm (Grade II), both properties some 260m to the south. The development would be erected between two short sections of stone wall and capped pilasters that are topped with coping stones and stone baubles that provides an access point to the grounds at the southern end of Basford Hall Road (Adopted, Class D).

The stone wall sections and pilasters have been erected without planning permission in recent years, but aerial and street view photographs demonstrate they have been in position for more than 4 years.



The stone wall sections and pillars have replaced what appear to have been, in the photograph below, a much simpler dry stone wall and arrangement of single stone gate pillars with a lower height profile.



Pre-existing arrangement Jun 2011

The access point, the stone wall sections, and the stone pillars are directly within the immediate and close setting of the separately listed Basford Hall Lodges (Grade II) that are at the northern end of the private access road.



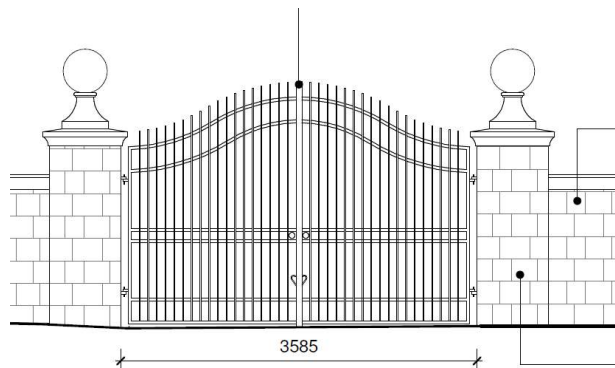
The list description of the lodges appear below:

CHEDDLETON C.P. BASFORD GREEN SJ 95 SE 5/34 - Lodge to Basford Hall Lodge. Mid-C19 extended circa 1882. Coursed dressed and squared stone; tiled roof; twin-shafted end, ridge and side stacks. 2-storey, 3-window front in 2 parts: to left set-back wing of 2 stone mullioned, diamond-light windows, symmetrical with gabled 2-storey porch projection. Sneyd coat-of-arms in apex over small single-light window over Tudor- arch entry. Taller projecting wing to right with corbelled gable bearing verge parapets on corbelled kneelers, finial and datestone "1882" below 3-sided stone mullioned and transomed oriel on massive corbels over first-floor string and 3-light stone mullion and transom window.

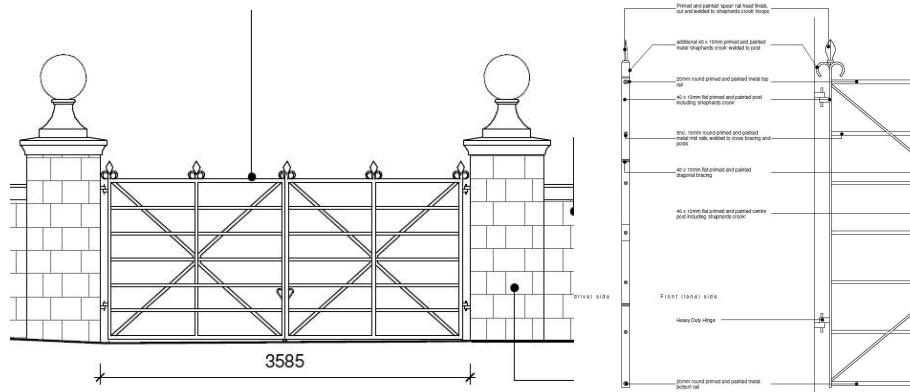
The hamlet of Basford is situated 3.5 miles south of Leek and 6 miles north of Cheadle. It is in an 'Other Rural Area' of countryside as defined by the SMDC Local Plan.

PROPOSAL

It is proposed to install a set of automated metal double-swing gates. The metal would be of black powder coating. The original submission proposed a series of vertical posts that would form an arched shape rising to a central high point that would exceed that of the pillars.



On request a revised plan has been submitted proposing a substitute gate design. The gate is of simpler, lighter form with a lower height profile. It is designed to replicate an example of an 19th Century estate gate.



The revised plan was supplemented with a plan that provides full details confirming the profile and dimension of the frame and cross pieces.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan Development Plan Document (Adopted 2020)

S01 Spatial Objectives

SS1 Development Principles
SS10 Other Rural Area
DC1 Design Considerations
DC2 Historic Environment
DC3 Landscape Character
T1 Development and Sustainable Transport

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None Relevant

CONSULTATIONS

Publicity

Site Notice expiry date: 23.09.2024
Neighbour consultation period ends: 23.09.2024
Press Advert: N/A

Public Comments

None

Town / Parish Comments

Cheddleton PC: No Objection

Staffordshire County Council Highways

Conditional/No objection
Site Visit Conducted on: 13-Aug-2024

Current records show that there were no Personal Injury Collisions on Basford Hall Road within 215m of the property access or on Basford Green Road either side of the Basford Hall Road junction from 30/12/2019 to 29/12/2022.

Basford Hall is located off Basford Hall Road. Basford Hall Road is an unclassified road (Road No.D1162) and is subject to a 60mph speed limit. The adopted highway terminates at the point of access to Basford Hall.

The application is for the installation of double-swing automated gates at the entrance to Basford Hall. The gates will be attached to existing stone piers as detailed in submitted Drawing No. AL03 and will open inwards, away from the carriageway.

It is considered the proposal would not have a detrimental impact on the highway. I therefore have no objection to the proposal (application number SMD/2024/0344) subject to the following being conditioned - The gates shall open away from the highway.

OFFICER COMMENTS

The proposal to install gates of the style and design originally proposed could not be supported. The gates would be within the setting and immediate proximity of the Grade II listed building Lodge to Basford Hall, they would affect and obscure views of

the listed building from the public highway. They would also have an effect on the character and appearance of the parkland estate that surrounds and provides approach to the listed buildings. The heritage statement submitted does not discuss the impact of the proposed gates on the setting of the listed Lodges or how the design of the gates has been informed, it simply rejects any proposition that there would be any heritage significance affected.

The gates as originally proposed would be excessively tall, heavy, dominant and of residentially suburban character and appearance – a pastiche of a non-defined/specific 'traditional style'. They would interrupt and dominate the setting of the listed lodges and adversely affect their significance as a designated heritage asset. They would also be harmful to the parkland landscape character and appearance of the area.

Online research indicates that 19th Century Estate Gates would have been much simpler and lighter in form with limited decorative detail and of a lower height profile. The photographs below are examples of different 19th century estate gates that were found on line available from reclaim dealers.



Imagined in the proposed location examples such as these instantly seem right for the setting, character and historic origins of the area and nearby buildings, the height and simple design of the low stone wall and pillars that are evident on Google Street view and pre-existed before they were replaced without planning permission or Listed Building Consent, support that view. The replacement stone walls have been in place for in excess of 4 years, aerial and street view photographs demonstrate, and they are immune from action.

The applicant has submitted a revised plan that proposes a substitute gate that would replicate the design of one of the examples provided. It is lighter in structure, simpler in form and arrangement, and lower in height profile. They have supplemented the revised plan with full details showing the profile, dimension and design of the frame, cross roundels, and spear head finials.

The replacement gate shown in revised plans would be of a design, quality and character that would be appropriate to the setting of the Grade II listed Lodges and the parkland estate character of the locality. It would not appear excessively heavy, tall or dominant within views of the listed Lodges and the parkland from the end of Basford Hall Road.

There would be no conflict with policies SS10, DC1, DC2, or DC3 of the SMDC Local Plan or the terms of the NPPF. The gate would not harm the special historic character and appearance of the Grade II listed buildings.

CONCLUSION / PLANNING BALANCE

The installation of the gate, as shown in revised plans, would not harm the setting of the grade II listed Lodges or the character and appearance of the park land estate landscape and locality. There would not be conflict with policies SS10, DC1, DC2 or DC3 of the SMDC Local Plan or the terms of the NPPF.

OFFICER RECOMMENDATION : APPROVE PLANNING PERMISSION & LBC

Case Officer: Ben Hurst

Recommendation Date: 27th September 2024

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council