

DELEGATED DECISION REPORT

SMD/2024/0305
Valid 13/08/2024

THE PRIESTS HOUSE
CHURCH TERRACE
CASTLE HILL ROAD
ALTON

LISTED BUILDING CONSENT
LIKE-FOR-LIKE MASONRY
REPAIRS; REPOINTING USING
A NATURALLY HYDRAULIC
LIME MORTAR, AND
REPLACEMENT OF
DEFECTIVE RAINWATER
GOODS USING CAST IRON.

(LISTED BUILDING CONSENT -
ALTERATION)

MAIN ISSUES

- Heritage – Listed Building

DESCRIPTION OF SITE

The Priests House is a grade II listed building located within the built-up area boundary of Alton. The listing description states:

ALTON C.P. CASTLE HILL ROAD (North-west side) SK 0642-0742 13/3 The Priest's House and 3/1/67 attached garden walls and gate piers (Formerly listed as "The Presbytery") GV II Former schoolmaster's house, walls and gate piers. C17 extended and remodelled by Augustus Welby Northmore Pugin circa 1843. Ashlar with herringbone tooling, some edged; plain tile roof with crested ridge tiles and coped verges; ashlar external end stack and lateral external stack. Aligned north-west/south-east facing south-west; the extension is in a Vernacular Revival style to match the original house. C17 house to the left. C19 extension to the right with a higher ridge. C17 house: 2 storeys, 2 bays, chamfer mullioned windows, those to the ground floor have a continuous hood mould; central gabled porch with stone slate roof and blocked doorway with cambered arch. C19 extension: 2 storeys, irregular facade, windows to ground and first floors left have three 4-centred arch lights beneath a square head, sunken spandrels and returned hood moulds, similar single-light window to ground floor right; central gabled porch with stone slate roof, 4-centred doorway with panelled spandrels and half-glazed door; lateral chimney stack to right of centre. Coped garden walls enclose gardens to the front and rear; a pair of gate piers at the south east angle of the front garden lead to the Hospital of St. John (q.v.), The Castle (q.v.), and St. Johns Preparatory School (q.v.). They are made of rusticated rock-faced ashlar and have pyramidal caps.

The site is located within the Alton Conservation area and is adjacent to a number of other heritage assets including the Alton Castle Schedule Monument and its associated listed buildings.

PROPOSAL

Listed building consent is sought for repointing using a naturally hydraulic lime mortar (NHL 2.0). Repointing will include repointing the chase joint on the roof, porch roof joints and isolated open joints. 3 perished sandstone blocks will be removed from the chimney and replaced with new dressed and tooled sandstone blocks. Rebed and repoint all ridge tiles over the main roof, replace 20 slipped/broken tiles with using second-hand Staffordshire blue plain clay tiles.

The existing rainwater goods will be replaced with cast iron half round gutters on rise and fall brackets and round downpipes from the Longbottom 2022 product catalogue.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS2 Settlement Hierarchy
SS10 Other Rural Areas Area Strategy
DC1 Design Considerations
DC2 The Historic Environment

National Planning Policy Framework

Section 4 Decision-making
Section 12 Achieving well-designed and beautiful places
Section 16 Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

No Planning History

CONSULTATIONS

Publicity

Site Notice expiry date: 03/10/2024
Neighbour consultation period ends: 03/09/2024
Press Advert: 18/09/2024

Public Comments

None received at time of writing

Town / Parish Comments

Alton PC – No objection

Environmental Health

n/a

Staffordshire County Council Highways

n/a

Historic England

No comments to make

OFFICER COMMENTS

Principle of Development

Alton is one of the larger rural area villages recognised in the LP, Policy SS 2. This site lies within the development boundary of Endon. Therefore the principle of the development is acceptable subject to consideration of the following policy.

Listed building consent is sought for proposed repairs to the Grade II listed Priests House. As such the proposal must be considered acceptable in terms of heritage impact.

Design and heritage

LP Policy DC 3 will protect and, where possible, enhance local landscape and the setting of settlements in the Staffordshire Moorlands.

NPPF paragraph 205 states that when considering the impact of a proposed development on the significance of a designated heritage asset, "great weight should be given to the asset's conservation".

Paragraph 206 goes on to say that: "any harm or loss [to a heritage asset] should require clear and convincing justification."

NPPF paragraph 202 states that: "Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use."

The proposed scheme consists of a number of repairs to the fabric of the listed building. these include the repointing of a number of elements of the building. An NHL mortar is proposed, which is considered to be acceptable for use on the listed building. The proposed repointing will not effect the appearance, nor significance of the building.

It is also proposed to replace 20 roof tiles with second hand Staffordshire blue clay tiles. This is considered to be an appropriate replacement tile. The proposed

number of replacement tiles is also considered minimal. As such there will be no harm to the heritage asset.

3 perished sandstone blocks are also proposed for replacement with new sandstone blocks. This is considered a like-for-like replacement which will not harm the heritage asset.

The replacement cast iron rainwater goods which are proposed are considered acceptable. the cast iron rainwater goods are in keeping with the appearance of the listed building. the loss of the existing rain water goods is considered acceptable, as they do not contribute to the significance of the heritage asset.

Overall the proposed repairs are considered minimal and will not harm the heritage asset. As such the proposed scheme complies with Local Plan Policy DC 3.

CONCLUSION / PLANNING BALANCE

The development is considered acceptable in terms of heritage and design. The proposed works are not considered to harm the heritage asset. It is considered to be in accord with the relevant policies put forward in the Local Plan and the NPPF. Therefore this application is recommended for approval.

OFFICER RECOMMENDATION : Approval

Case Officer: Rachel Robinson

Recommendation Date: 4th October 2024

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council