

PLANNING, HERITAGE IMPACT & DESIGN & ACCESS STATEMENT

**PROPOSAL : RETROSPECTIVE APPLICATION FOR
REPLACEMENT WINDOWS**

**ADDRESS : 25 HOLLOW LANE, CHEDDLETON, LEEK,
STAFFORDSHIRE, ST13 7HP**

APPLICANT : MR P LYMER

DATE : JANUARY 2025 JOB No.: 2024-2947

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1.0 INTRODUCTION

This statement is submitted in support of a retrospective householder and listed building consent application for replacement windows at 25 Hollow Lane, Cheddleton. The application has been submitted by Sammons Architectural Ltd on behalf of Mr P Lymer and is accompanied by drawing numbers 2024-2947-01; 2024-2947-02; 2024-2947-03 and Window Details Eurocell Logik Double Chamfered Standard Casements technical pdf all of which should be read in conjunction with this statement.

2.0 SITE DESCRIPTION

The application site comprises of a large irregular shaped plot which wraps around the rear of the adjoining terraced properties (27 and 29). It lies within the historic part of Cheddleton village approximately 3 miles south of Leek. The application building comprises of an end terraced three storey dwelling constructed from a mixture of coursed stone with brickwork above under a plain clay tile roof which lies at the junction of Hollow Lane and Ox Pasture. The building is Grade II listed with the listing description stating:

House. C18 with mid-C19 alterations and additions. Coursed dressed stone with top floor built up in brickwork; tiled roof; verge parapets to east side; end stacks. 3-storey, 2-window front; casements; 3 lights to left, 2 to right (except ground floor) first floor with segmental heads and keystones, the ground floor windows possibly enlarged in C20 with painted plain lintels; central entrance with boarded door. Faces the churchyard to the north. Included for group value. Listing NGR: SJ9708852366.

It lies within a predominantly residential area with residential dwellings to the north, east south and west. To the north east of the site lies the Grade II* church of St Edward the Confessor which has its origins in the 13th Century, was altered by George Gilbert Scott Junior between 1863-4 and contains glasswork by William Morris and his group (including Madox Brown and Burne-Jones). A number of structures within the churchyard, including but not limited to lych gate, sundial and retaining wall are all listed within their own right. To the east of the site on the same side of the highway lies 19 Hollow Lane a grade II listed cottage.

For the purposes of the development plan the application site lies within the Cheddleton development boundary and the village Conservation Area.

3.0 PROPOSAL

This is a retrospective application for householder and listed building consent for the retention of 5 uPVC windows which have recently been installed at the property. The submitted plans show the location of the 5 windows which have been replaced and a technical note provides details of the windows installed.

4.0 ASSESSMENT

The key issues for consideration in the determination of this application are considered to be whether the proposal would preserve a Grade II listed building and any features of architectural or historic interest that it possess and would not adversely impact on the character and appearance of the Cheddleton Conservation Area.

Design & impact upon heritage assets

Policy DC1 refers to design and seeks to secure development of a high quality which is designed to add value to the area to the respect the site and its surroundings. New development should promote a positive sense of place and identify through its scale, density, layout, siting, landscape, character and appearance.

Policy DC2 requires heritage assets and their setting to be enhanced and gives protection to designated and non-designated heritage assets.

Whilst the Cheddleton Conservation Area was designated on the 25th July 1970 no corresponding Character Area Appraisal has been produced. Notwithstanding this there is evidence to suggest that a settlement has existed in this location since neolithic times, but the first recorded mention of its existence is in the Domesday Book of 1086. The medieval hilltop village sits on a promontory of sandstone, which created an excellent defensible position with extensive views over the neighbouring hills, valleys and the river Churnet. The historic core of the village takes a linear form along Hollow Lane, centred on the church. The sandstone from which some of the buildings and boundary walls are constructed within the old village is soft and is prone to weathering. As a result, many early-ish buildings are constructed from brick which is not characteristic for the Staffordshire Moorlands.

Highfield House is positioned on the southern side of Hollow Lane which lies within the centre of the Conservation Area. It comprises of an end terraced property with a row of terraced properties directly opposite. It has an indirect but close relationship with the grade II* church, overlooking the churchyard. Hollow Lane is relatively narrow, with the lane cut into the bankside and the linear nature emphasized by the stone retaining walls to either side. With the church set back and the terraced row of which the application site forms a part being set further south than the adjacent development a sense of openness is created along this part of the Lane. The building located within the more historic part of the village, including the Black Inn, are orientated east-west whilst the more modern buildings, including the application building front the Lane. Whilst the older village core has remained largely unaffected by modern development three modern dwellings have been constructed to the south of the application site. As Hollow Lane drops down, the buildings are compact, built into the hillside and are constructed of a mix of stone and brick with tiled roofs.

An extract of the 1879 Ordnance Survey Plan below shows the footprint of the application building and the original boundary of the plot.



Figure 1 1879 Ordnance Survey Plan



Figure 2 1922 Ordnance Survey Plan

An extract from the later Ordnance Survey Plan of 1922 shows little if any change to the application building or its plot. However the extract below of the 1983 Ordnance Survey Plan shows that the single storey rear section has been extended and that a number of outbuildings constructed within the curtilage.



Figure 3 1983 Ordnance Survey Plan

Whilst the application building is aesthetically pleasing it does not hold much historic or aesthetic interest other than in terms of its siting and physical relationship with the church. This is confirmed by the listing description which confirms that it was included for its “group value”.

The replacement windows do not affect the historic frontage of the building and all have been contained to the secondary more subservient section at the rear of the main building. Whilst two of the windows (one at ground floor and one at first floor) would be visible from Hollow Lane, they are both set well back from the historic frontage of the building and as such are not read as part of it. In addition the ground floor window is positioned tight against the gable of the main building and the first floor window is contained within a wall which is splayed to align with the side boundary which means that neither of the windows are particularly evident within the street scene. The fact that the section within which they are located is also rendered further assists in reducing their visual impact. The remaining three replacement windows are located at the rear of the building with two at first floor level and one at ground floor. The first floor windows are both small and tucked tight under the eaves. Views of these are relatively limited to those within the application site itself with both largely screened by a mix of mature landscaping along the eastern and southern boundaries of the site and the existence of a pitched roof detached outbuilding which lies in close proximity in the rear garden. The remaining ground floor window is located on the western facing gable of a later addition and again due to its positioning and alignment is not visible from anywhere other than within the application site itself.

It should also be noted that a number of properties within the immediate vicinity of the application site already contain uPVC windows including 21 Hollow Lane, which lies on the opposite side of Fold Terrace, and the short row of terraced properties to the north (16-26 Hollow Lane). As a consequence, there are a variety of different window styles and designs within the Conservation Area.

Having regard to the above it is considered that the replacement windows do not harm the special or historic interests of the Grade II listed building or detract from the character and appearance of the conservation area and therefore the proposal accords with policies DC1 and DC2 of the adopted Local Plan and advice contained within the NPPF.

Impact on residential amenity

National planning policy dictates that at the heart of its core principles, planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This is further re-iterated in CS Policy DC1, which seeks to protect residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping as informed by the Council's 'Space about Dwellings' SPG.

The replacement windows have all been fitted into existing openings which have not been altered. Accordingly the proposed development does not introduce any fresh planning considerations in relation to overlooking or amenity. On this basis it is considered that the proposal accords with such requirements in relation to LP Policy DC1 and the NPPF.

5.0 CONCLUSION

It is considered that the proposal would preserve a Grade II listed building and any features of architectural or historic interest that it possess and would not adversely impact on the character and appearance of the Cheddleton Conservation Area.