

Conservation Team Advice

Date: 3rd February 2025
Application Ref: SMD/2025/0001
Site Address: Hollington House, Main Road, Hollington
Proposal: Listed Building Consent for repairs and strengthening of the roof structure and second floor wall to front elevation

Heritage assets affected:		
Designated Heritage Asset(s):	☒	Hollington House – Grade II (listing ref: 1205032)
Non-Designated Heritage Asset(s):	☐	

Conservation Advice

Summary of Significance

The proposal would involve alterations to Hollington House, which is a Grade II Listed Building.

Hollington House (Grade II) is an early-19th century farmhouse constructed in dressed stone and a tiled roof. The significance of the building derives from its retention of historic fabric and plan form, association with the development of rural agricultural buildings in North Staffordshire, vernacular construction influenced by the availability of local materials and polite architectural detailing.

Assessment and Impact

The proposal would involve strengthening works to the building, including the removal of a tie beam, installation of a steel frame in the attic to support the roof structure and localised rebuilding of stonework to the front elevation.

The proposed works would be intrusive to the historic fabric. The loss of the existing tie beam would have a negligible impact on the significance of the building as this was likely a later addition.

The installation of steel beams and frame within the attic space would be an overtly contemporary addition which would harm the vernacular historic interest of the Listed Building. However, clear and convincing justification has been provided for these works and, as set out in the Heritage Statement, the alternative of rebuilding and replacing the roof structure would be far more harmful as it would result in the loss of historic fabric. Although this proposal would alter the appearance of the attic space, it would still

retain the historic fabric and preserve the special interest of the Listed Building as a result.

A sectional drawing of the steel frame has been provided in Appendix B of the Structural Appraisal. However, it would be useful to have a proposed floorplan indicating the location of the steel frames on the attic floorplan to provide clarity on the extent of works proposed.

The proposed rebuilding of stonework to the front would be localised and would utilise existing fabric to minimise the visual impact on the appearance of the Listed Building.

Legislation and Policy

Planning (Listed Buildings and Conservation Areas) Act 1990

The local planning authority should have a desirability of preserving the special interest of the Listed Building (s.16).

National Planning Policy Framework (NPPF) 2024

In determining applications, local authorities should take account of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation, the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality, the desirability of new development making a positive contribution to local character and distinctiveness (par.210).

Any harm to the significance of a designated heritage asset (from its alteration or destruction, or from development within the setting), should require clear and convincing justification (par.213).

Where a proposed development would lead to less than substantial harm to the significance of a designated heritage asset, this should be weighed against the public benefits of the proposal, including securing its optimum viable use (par.215).

Local Development Framework

Consideration should also be given to the following documents and local development framework policies:

- Staffordshire Moorlands Local Plan (Adopted 2020) – DC2 The Historic Environment

Conclusions and Recommendations

In summary, the proposal would result in a minor-moderate degree of harm to the special interest and significance of the Listed Building. This would be contrary to s.16 of the Act. With reference to the planning policies, this would less than substantial harm to the designated heritage asset (par.215 of NPPF and policy DC2 of the local

development framework). As set out in the supporting information, there is clear and convincing justification provided for this level of harm (par.213 of NPPF) as this is the minimum necessary to preserve the fabric and special interest of the listed building for future generations. Other options have been explored, but these would likely be more harmful as they would result in the irreversible loss of historic fabric.

Subject to the further clarification on the positioning of the beams on the attic floorplan as mentioned above, there would be no objections to the proposal from a conservation perspective.

For any consent granted, we would suggest the following conditions:

- Any new stonework required in the area identified to be rebuilt on dwg no. Simpson-100, shall match the existing in its type of stone, its size, finish, coursing and jointing.

Reason: To preserve the special architectural and historic interest of the Listed Building.

Conservation Officer: Megan Atkinson