

## DELEGATED DECISION REPORT

---

**SMD/2024/0566**  
**Valid 19/12/2024**

**HORTON HALL TOLLGATE  
ROAD  
HORTON**

**PROPOSED STRUCTURAL  
OPENING IN EXISTING  
INTERNAL WALL AND NEW  
INTERNAL PARTITION AT  
GROUND FLOOR LEVEL OF  
EXISTING COACH HOUSE**

**(LISTED BUILDING CONSENT -  
ALTERATION)**

---

### MAIN ISSUES

- Impact on the preservation of the building or its setting or any feature of special architectural or historic interest which the Listed Building possesses, in line with Section 66(1) of the Town & Country Planning (Listed Buildings and Conservation Areas) Act 1990

### DESCRIPTION OF SITE

Horton Hall is a Grade II\* Listed Building thought to have been built in the 17<sup>th</sup> Century, with additions and alterations throughout the 18<sup>th</sup> and 19<sup>th</sup> Centuries. Within the site, there are separate former outbuildings known as the Gardener's Cottage and the Coach House. The outbuildings form a courtyard to the rear (North) of the Hall. The site is located on greenbelt, countryside land within the Horton Ward.

The site comprises a building named 'The Coach House', which sits within the grounds of the Grade II\* Listed Horton Hall. As Horton Hall is a Listed building, The Coach House is considered to be curtilage Listed. The Coach House is a former carriage house constructed of local sandstone, located to the North of the site. To match the Main Hall, it has upstand parapet gables with stone copings, a Staffordshire blue plain clay tiled roof and timber casements within stone mullioned windows. The former cart entrance is now infilled with glazing and recessed.

Internally, the Coach House is a simple layout with central hall, kitchen and living space separated with a structural wall and modern internal partitions. A modern staircase is located centrally up to three bedrooms at first floor level.

In 1999, planning permission and Listed Building Consent were granted for change of use of the building into Holiday let accommodation, when the current layout was implemented. In present times, the building is used as ancillary accommodation to the Horton Hall.

## **PROPOSAL**

The proposed development comprises of the formation of a structural opening (approximately 4m wide x 2.5m high) in the existing wall between the entrance hall and living room. A new timber stud partition would be constructed between the hall and living area and the staircase above would be encased, using a timber stud partition lined with plasterboard. There would be no changes made to the first storey layout and no external alterations made to the building.

## **RELEVANT LOCAL AND NATIONAL PLANNING POLICIES**

### **Staffordshire Moorlands Local Plan (Adopted 2020)**

SS1 Development Principles

1a Presumption in Favour of Sustainable Development

SS2 Settlement Hierarchy

SS10 Other Rural Areas Strategy

DC1 Design Considerations

DC2 The Historic Environment

### **National Planning Policy Framework**

Paragraph(s) 1 – 14

Section(s) 4 – Decision making, 12 – Achieving well designed places, 16 - Conserving and enhancing the historic environment

## **SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**

SMD/1999/0812 – Change of use of outbuildings to form holiday accommodation. Approved.

SMD/1999/0813 – Listed building consent in respect of change of use of outbuildings to form holiday accommodation. Approved.

SMD/2014/0721 – Orangery extension, new dormer roof and internal alterations to existing Grade II\* Listed dwelling. Approved.

SMD/2014/0722 – Listed building consent for orangery extension, new dormer roof and internal alterations to Grade II\* Listed dwelling. Approved.

SMD/2014/0728 – Erection of a 5 bay garage. Withdrawn.

SMD/2014/0729 – Listed building consent for erection of a 5 bay garage. Withdrawn.

## **CONSULTATIONS**

### **Publicity**

Site Notice expiry date: 13/02/2025

Neighbour consultation period ends: 07/02/2025

Press Advert: N/A

## **Public Comments**

No public comments have been received.

## **Town / Parish Comments**

Horton Parish Council do not object to the proposed works.

## **Conservation Officer**

SMD/2024/0566 – Horton Hall Tollgate Rd

No Objection

*The proposal relates the Coach House building within the grounds of the grade II\* Horton Hall. The Coach House is not listed in its own right, but is considered to be curtilage listed. The Coach House has previously been converted to residential use with a number of modern internal features. It is proposed to remove a large portion of internal wall, considered to be original to the coach house. There is currently no internal access between the two ground floor rooms. The proposed works will create internal access across the ground floor, which the heritage statement claims will allow for optimal use of the building. No external works are proposed. The proposed works will not compromise the 'readability' of the building within the Horton Hall estate, the building will remain readable as a former coach house with modern alterations. Therefore, the proposed works will not harm the setting of the listed Horton Hall as such there are no heritage objections.*

## **OFFICER COMMENTS**

### **Policy Context**

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in assessing planning applications the Local Planning Authority has a duty to have special regard to the desirability of preserving the building or its setting or any features of architectural or historic interest.

### **Impact on the character and appearance of the Grade II listed building**

Policy DC2 states that the Council will safeguard and where possible, enhance the historic environment by resisting development which would harm or be detrimental to the special character and historic heritage of the District's towns and villages and those interests of acknowledged importance; promoting development which sustains, respects or enhances buildings and features which contribute to the character or heritage of an area; and preventing the loss of buildings and features which make a positive contribution to the character or heritage of an area through appropriate reuse and sensitive development.

Policy DC1 seeks to ensure that all development is well designed and of a high quality, contributing to local distinctiveness and harmonising with sense of place. The Council's Design SPD outlines the Council's expectations in respect of design

and states that alterations should harmonise with the parent building.

Paragraph 212 of the NPPF (2024) 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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 213 of the NPPF (2024) states any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

The site comprises a building named 'The Coach House', which sits within the grounds of the Grade II\* Listed Horton Hall. The Coach House is a former carriage house constructed of local sandstone, located to the North of the site. To match the Main Hall, it has upstand parapet gables with stone copings, a Staffordshire blue plain clay tiled roof and timber casements within stone mullioned windows. The former cart entrance is now infilled with glazing and recessed.

The proposed development comprises of the formation of an internal structural opening (approximately 4m wide x 2.5m high) in the existing wall between the entrance hall and living room. A new timber stud partition would be constructed between the hall and living area and the staircase above would be encased, using a timber stud partition lined with plasterboard. There would be no changes made to the first storey layout and no external alterations made to the building.

As referred to in the heritage statement, the proposed works consist only of minor alterations at ground floor level. No alterations would be made to the external appearance of the Coach House building, thus it is considered that no historic fabric would be lost as a result of the works. Therefore, it is clear that no harm would occur to the main Grade II\* Listed Horton Hall.

Notably, the Coach House has previously been converted to residential use, incorporating the addition of a series of modern internal features. The Conservation Officer of the Council has no objections regarding the proposed works. As stated by the Conservation Officer, the proposed works will not compromise the 'readability' of the building within the Horton Hall estate; the building will remain readable as a former Coach House with modern alterations. Furthermore, as mentioned in the Heritage Statement, the addition of new partitions is reversable, should this element of works need to be 'undone' in the future. Therefore, it is considered that the proposed alteration would cause no harm to the special character and historic heritage of the adjacent Listed Building Horton Hall, in accordance with Policy DC2.

The proposal, by virtue of its size, scale and siting sustains the character of the Listed dwelling and area. The proposal would therefore accord with the provisions of local plan policies DC1 and DC2 and section 12 of the NPPF in this regard.

## **CONCLUSION / PLANNING BALANCE**

For the reasons outlined above, the proposed development is considered to accord with the relevant policies contained in the Staffordshire Moorlands Local Plan (2020) and the NPPF (2024). As such the application is recommended for approval.

**OFFICER RECOMMENDATION:      APPROVE**

**Case Officer: Hannah Varley**

**Recommendation Date: 10/02/2025**

X *B.J. Haywood*  
\_\_\_\_\_

Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**