

Reuben BerrimanStaffordshire Moorlands District Council Planning
Department
Via Email

20 February 2025

Dear Mr Berriman

RE: SMD/2025/0055 | Highfield House, 25 Hollow Lane, Cheddleton, Staffordshire, ST13 7HP (Grade II, C18th-C19th, retrospective replacement of windows).

Thank you for consulting the Victorian Society on this case. We have considered the application very carefully. Having done so, the Society **objects** to these proposals in their current form.

Built in the C18th, with C19th and some C20th alterations, Highfield House is a Grade II -listed building, meaning it is recognised for its significance and special interest. The list description specifically highlights the windows as key contributors to its architectural interest in the national context and to its '*group value*'. The applicant seeks retrospective permission to replace these windows with modern uPVC units.

Windows

The proposed changes are inappropriate a listed building of this nature. The previous windows, timber framed according to the application form, would have been much more suited a heritage property. The current uPVC windows are jarring and disrupt the building's character. Changes to listed buildings must be careful and considered; but the treatment of windows in a heritage building is an especially important matter. Historic England offers advice on windows in heritage settings: <https://historicengland.org.uk/images-books/publications/traditional-windows-care-repair-upgrading/heag039-traditional-windows-revfeb17/>

**Campaigning for
Victorian & Edwardian
Built Heritage****The Victorian Society**1 Priory Gardens, London W4 1TT | 020 8994 1019 | Charity No. 1081435 | Company Limited by Guarantee No. 3940996
admin@victoriansociety.org.uk | www.victoriansociety.org.uk**Patron:** HRH The Duke of Gloucester KG, GCVO
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Lack of detail

The changes undertaken have received very little attention in the Heritage Impact Statement, especially where assessing the damage caused by the changes concerned. The plans also do not make mention of the timber originals, instead reflecting the current uPVC replacements. If they do reflect the form of the timber originals, this has not been explained.

This means it does not fulfil the National Planning Policy Framework (2024, para. 202, 203, 212-215).

Due to the lack of detail for the work on a listed building and the current negative impact on the buildings character, the Society has no choice but to object to the works. The application has not fulfilled its legal obligation according to the NPPF, nor have they considered the potential impact of the works. Highfield House is a listed building and is very prominent in the streetscape, so must be treated carefully.

We object to the proposal as presented and strongly urge your authority to require more information. If this is not provided, then we recommend refusal. I would be grateful if you could inform the Victorian Society of your decision in due course.

Yours sincerely
Thomas Ollivier

Northern Conservation Adviser