

DELEGATED DECISION REPORT

SMD/2025/0001
Valid 02/01/2025

HOLLINGTON HOUSE MAIN
ROAD
HOLLINGTON

LISTED BUILDING CONSENT
FOR REPAIRS AND
STRENGTHENING OF THE
ROOF STRUCTURE AND
SECOND FLOOR WALL TO
FRONT ELEVATION

(LISTED BUILDING CONSENT -
ALTERATION)

MAIN ISSUES

- Impact on a historic asset

DESCRIPTION OF SITE

The application relates to a Grade 2 Listed farm building. It 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.

PROPOSAL

The proposal seeks listed building consent to strengthening works to the building via 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.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffs Moorlands Local Plan (adopted September 2020)

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

Checkley Neighbourhood Plan

No relevant policies

National Planning Policy Framework

Section 12 – Conserving and enhancing the Historic Environment

SITE HISTORY

SMD/1978/0622 Construction of a retirement farm bungalow. Approved

SMD/1981/0322 Site for two bungalows. Refused

SMD/1988/1324 Conversion of disused shippon to garage and domestic office.
Approved

CONSULTATIONS

Publicity

Site Notice expiry date: 4/02/25
Neighbour consultation period ends: 29/01/25
Press Advert: 29/01/25

Public Comments

None

Historic England No comment

Conservation Officer No objection subject to condition ensuring for stonework on the exterior to match the existing though

Checkley Parish Council No objection provided that the works are in accordance with principles of English Heritage and the guidance as provided in Historic England Advice Note 16.

OFFICER COMMENTS

Principle of Development

The main issues in this application are the impact of the proposals on the historic integrity of the Listed Building.

Section 66(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Impacts on Historic Assets

Policy DC2 of the local plan seeks to safeguard, and where possible, enhance the historic environment which includes designated heritage assets and listed buildings and conservation areas.

Paragraph 212 of the NPPF 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 213 goes on to say that: "any harm or loss [to a heritage asset] should require clear and convincing justification."

Paragraph 215 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.

The Conservation officer has been consulted and noted the following-

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.

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 be 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.

Following comments from the Conservation officer, floor plan showing the location of the proposed steel frames were submitted by the agent. No objections were later made by the Conservation officer and recommended the above condition regarding matching stonework on the exterior of the property.

The case officer agrees with the comments made by the Conservation officer. The introducing of steel beams will be invasive to the historic fabric of farm building, however, there is clear and convincing justification provided for this level of harm (par.213 of NPPF) and is considered to be the minimum necessary to preserve the fabric and special interest of the listed building for future generations. Similarly, the blockwork is to a small part of the building and appears necessary for optimal use of the building thus, benefit to the public. A condition will be added to ensure the stone matches the existing façade.

Given the above, it is concluded that the proposals accord with policy DC2 of the adopted Local Plan. Whilst the proposals will cause less than substantial harm in the context of paragraph 215 of the NPPF, the public benefits which will ensure that the building will be viable for the future, outweighs any identified harm.

Design and visual impact

Policy DC1 of the adopted core strategy sets out a list of design principals which all development should adhere to in order to respond positively to the built and natural environment.

As noted above, the notable works that would be visible is the blockwork which will match the existing materials used on the building. It is therefore considered that the proposals accord with policy DC1 of the Local Plan and relevant design policies within the NPPF.

CONCLUSION

In determining this application the LPA has a statutory duty, under Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, to consider the impact of the proposal on the special architectural and historic interest of the listed building affected, and its setting. Furthermore, paragraph 212 of the Framework 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. The proposed works can be supported based on the public benefit of ensuring that the farm building is preserved and maintained for the future.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Li

Recommendation Date: 24/2/25

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council