

Conservation Team Advice

Date: 28th February 2025
Application Ref: SMD/2024/0513 & SMD/2024/0519
Site Address: Ivy House Farm, Rownall Road, Wetley Rocks
Proposal:

- Variation of condition 2 relating to SMD/2017/0702
- Application for Variation of Condition 2 in relation to application SMD/2017/0701

Heritage assets affected:		
Designated Heritage Asset(s):	☒	• Ivy Farmhouse – Grade II (listing ref: 1038080) • Barn Stables 20yds to SW of Ivy Farmhouse – Grade II (listing ref: 1188812)
Non-Designated Heritage Asset(s):	☐	

Conservation Advice

Summary of Significance

Ivy Farmhouse is a Grade II listed farmhouse dating from 17th century with mid-19th and 20th century alterations. The building is constructed in coursed squared stone with a tiled roof and mullioned windows. The significance relates to its retention of historic fabric and plan form, association with the development of agricultural buildings in the post-medieval period and illustrative vernacular construction.

Immediately south of the farmhouse is a separately listed barn and stable range (Grade II). The building likely dates from the 18th century and is constructed in coursed stone with a stone slate roof. The significance of the building derives from its association with the principal farmhouse and farming buildings in the 18th century North Staffordshire as well as its functional and agrarian character, influenced by the availability of local materials.

Assessment and Impact

The proposal seeks to regularise works carried out which were not in compliance with the previous approved plans to convert the barn (application refs: SMD/2017/0702 & SMD/2017/0701).

The proposed amendments to the approved plans would involve the removal of a first-floor window above the cart door entrance, installation of 2 extra rooflights to the north elevation and installation of a new doorway to the south elevation. The proposed alterations would be very minor in scale and, whilst the proposed extra rooflights would create a slightly more cluttered roofslope, the proposed alterations would not alter the scale of impact to the special interest of the Listed Building.

It would, however, be useful if it can be confirmed whether the proposed details of the extra doorway to the south elevation will be timber and match the approved window/door details of the 2017 permission – dwg no. 2015-2033-19 Rev A?

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 and 66).

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 not alter the level of impact to the designated heritage asset identified in the previous approval. The proposed amendments to the conversion would still result in ‘less than substantial harm’ to the special interest and significance of the Listed Building. Whilst this would be contrary to s.16 and 66 of the Act, there would be clear and convincing justification for the works as they would help realise the

optimal viable use for the building (par.213 and 215 of the NPPF and policy DC2 of the local development framework). Therefore, there are no objections to the proposed variation of approved plans, subject to confirmation that the details of the new door would be timber and would match the window/door details of the rest of the approved development.

Conservation Officer: Megan Atkinson