

Conservation Team Advice

Date: 10th March 2025
Application Ref: SMD/2025/0044
Site Address: Fairview Cottage, Knight Lane, Alton
Proposal: Listed Building Consent for the Replacement of Compo Collar and Reinstallation of Existing Chimney Pots.

Heritage assets affected:		
Designated Heritage Asset(s):	☒	• Farview Cottage – Grade II (listing ref: 1293573) • The Lock Up – Grade II and Scheduled Monument (listing ref: 1374689 and 1006116) • Alton and Farley Conservation Area
Non-Designated Heritage Asset(s):	☐	

Conservation Advice

Summary of Significance

The proposal would affect a Grade II Listed Building, which is situated in the immediate setting of the Lock Up (a Grade II Listed Building and Scheduled Monument) and within Alton and Farley Conservation Area.

Fairview Cottage (Grade II) is a 17th century house with later alterations. The building is constructed in stone with a tiled roof. The building is significant due to retention of historic fabric and plan form, association with the post-medieval development of the village and rural housing in North Staffordshire, illustrative vernacular construction and visual prominence on a corner plot within the village.

Immediately in front of Fairview Cottage is an early-19th century village lock up (both Grade II and Scheduled Monument). The building is a circular cell constructed in rock-faced stone and a domed roof. The significance derives from its association as a temporary prison, decorative exterior and historic association with the Earl of Shrewsbury.

Assessment and Impact

The proposal would involve replacement of a compo collar with leadwork, some localised repointing as a result, replacement chimney crown, re-fixing of the existing chimney pots and installation of cowls to the pots following completion of other works.

The works would be minor in nature and there is clear justification in terms of repairing damage from water ingress and preventing further damage to the designated heritage asset.

In general, the proposal would have a negligible impact on the overall architectural and historic interest. Whilst it is noted that the new cowls would alter the appearance of the building, this would be a relatively minor alteration and the buff could help minimise the visual impact. These features are also reversible and would not result in the loss of historic fabric.

The schedule of works mentions very localised re-pointing and replacement of the crown on the chimney stack. Clarification on the materials for these works would be required i.e. it is assumed lime based mortar would be used?

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).

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
- Alton and Farley Conservation Area Appraisal (2007)

Conclusions and Recommendations

The proposal would likely have a negligible impact on the special architectural and historic interest of the Listed Building, which would comply with s.16 of the Act, Section 16 of the NPPF and policy DC2 of the local development framework. There are no

objections to the proposal from a conservation perspective but, as mentioned above, some clarification on the materials for the replacement chimney crown and any re-pointing would be required to ensure the materials are sympathetic to the traditional construction of the Listed Building.

Conservation Officer: Megan Atkinson