

Conservation Team Advice

Date: 24th March 2025
Application Ref: SMD/2025/0089 & SMD/2025/0090
Site Address: Manor Farm, Park Lane, Endon
Proposal: Proposed new detached garage to north of existing house

Heritage assets affected:		
Designated Heritage Asset(s):	☒	Manor Farmhouse – Grade II (listing ref: 1374608)
Non-Designated Heritage Asset(s):	☐	

Conservation Advice

Summary of Significance

The proposal would involve works within the grounds of Manor Farmhouse, which is a Grade II Listed Building. The building is a farmhouse dating c.1597 with 19th century alterations and additions. The building is constructed in stone with stone and slate roof. The significance of the building derives from its retention of plan form and historic fabric, association with development of post-medieval rural buildings, illustrative vernacular construction with some polite architectural influence and different phases of development. The immediate setting is provided by the garden to the front and rear and the surrounding open agricultural fields, both of which make a positive contribution to the significance of the asset.

Assessment and Impact

A planning application and listed building consent application have been submitted for the proposed detached garage. However, as this would be a detached structure within the grounds of a Listed Building (i.e. not attached to the principal building), this would not require listed building consent.

A previous application was permitted for a garage to the rear (application ref: SMD/2016/0094), which involved a single garage constructed in brick and timber posts. In comparison, this proposal would involve construction of a double garage which would be approx. 4.4 (H) x 5.6 (W) x 6.4 (L). The garage and lean-to log store would be constructed in horizontal timber cladding, Staffordshire blue engineering brick to a plinth at the base, blue plain clay tiles with conservation rooflights to the rear.

Horizontal timber cladding is not a characteristic feature of the vernacular construction of the district (as set out in the Council's 2018 Design Guide) and is not reflective of the traditional construction of the principal Listed Building. Its appearance would starkly

contrast with the traditional palette of materials – principally stone with some bricks to the chimney stacks – of the main house. The visual contrast would diminish appreciation of the Listed Building and harm its setting and significance as a result.

In addition, the proposed dimensions of the garage would result in a bulky outbuilding with squat proportions that would not be characteristic of the surrounding vernacular form and construction.

Legislation and Policy

Planning (Listed Buildings and Conservation Areas) Act 1990

The local planning authority should have a desirability of preserving the setting of the Listed Building (s.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
- Staffordshire Moorlands Design Guide SPD (2018)

Conclusions and Recommendations

In summary, the proposal would result in a moderate degree of harm to the immediate setting of Manor Farmhouse. This would be contrary to s.66 of the Act. With reference to the planning policies, this would be ‘less than substantial harm’ to designated heritage assets (par.215 of NPPF and policy DC2 of the local development framework). There does not appear to be clear and convincing justification for this level of harm (par.213 of NPPF) and there are no heritage-related public benefits arising from the proposal which would balance or outweigh this level of harm (par.215 of NPPF). As set

out in par.212 of the NPPF, great weight should be given to the conservation of a designated heritage asset. We object to the proposal from a conservation perspective and recommend it is refused.

Conservation Officer: Megan Atkinson