

Conservation Team Advice

Date: 7th April 2025
Application Ref: SMD/2025/0058
Site Address: Bath House, Basford Hall Road, Basford
Proposal: Application for Listed Building Consent for - Internal alterations and re-roofing

Conservation Advice – Amendments

Assessment and Impact

These comments are based upon the following further information received (24th March 2025):

- Elevations ‘as existing’ (dwg no. AL23 Rev A)
- Elevations ‘as proposed’ (dwg no. AL27 Rev A)
- Floorplans ‘as proposed’ – Repair Works (dwg no. AL25 Rev A)
- Window Details ‘as proposed’ (dwg no. AL28 Rev A)
- Email received 24th March

The updated window schedule illustrates the different window types, and that the proposed styles would mimic the existing and would be coloured black. The information provided also outlines that any existing timber joinery to be retained will be painted white.

As stated previously, the alterations of the windows to double glazing would have a minor harmful impact on the significance of the Listed Building. However, the slimline profile would minimise some of the visual impact and there would likely be minor public benefits in terms of energy efficiency which would balance or outweigh this harm.

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).

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, there would be a minor degree of harm to the special interest of the listed building, mainly arising from the proposed double glazing. 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 the NPPF and policy DC2 of the local development framework) but at the lower end of the scale of harm. There are likely minor public benefits in terms of improving thermal efficiency which may balance or outweigh this minor degree of heritage harm (par.215 of NPPF). There are no objections to the principle of the proposal from a conservation perspective.

As mentioned previously, it would be recommended that the description of the proposal is updated to make reference to external alterations such as replacement windows, installation of rooflight and other external accretions (lighting, bat boxes and vents).

For any consent granted, we would suggest the following conditions:

- Prior to any roof works being carried out, a sample of any new rooftiles to be used in the re-roofing works shall be submitted to and agreed in writing by the Local Planning Authority. The re-roofing works shall only be carried out in accordance with these agreed details.

Reason: To preserve the special architectural and historic interest of the Listed Building.

- No trickle vents to be installed on any replacement windows hereby approved.

Reason: To minimise the visual impact on the designated heritage and to preserve the special architectural and historic interest of the Listed Building.

- The rooflight hereby granted consent shall be installed flush with the roofplane.

Reason: To minimise the visual impact on the designated heritage and preserve the special architectural and historic interest of the Listed Building.

Conservation Officer: Megan Atkinson