

Conservation Team Advice

Date:	7 th April 2025
Application Ref:	SMD/2025/0048 & SMD/2025/0049
Site Address:	Folly Tower, Basford Green Road, Cheddleton
Proposal:	Listed Building Consent for the change of use to 'annex' accommodation to existing dwelling 'Bath House'; conservation fabric repairs, replacement windows and installation of new handrail and balustrade at roof level. Internal fabric repairs, installation of new partition, internal doors and sanitaryware.

Conservation Advice – Amendments

Assessment and Impact

These comments are based upon the following further information received:

- *Email dated 24th March*
- *Site plan 'as existing' (dwg no. AL03 Rev A)*
- *Site plan 'as proposed' (dwg no. AL07 Rev A)*
- *Site Block Plan (dwg no. AL02 Rev A)*
- *Elevations 'as existing' (dwg no. AL05 Rev A)*
- *Elevations 'as proposed' (dwg no. AL09 Rev A)*
- *Lower & Upper Terrace Details (dwg no. AL14)*
- *Window Details 'as proposed' (dwg no. AL11 Rev A)*

The log store and shed have been removed from the existing and proposed site plans and the details of the terracing and railings between the Folly Tower and Bath House have been included in this application. In addition, it has been confirmed that windows would not have trickle vents, and these would be coloured black.

Overall, the proposed further information has clarified some of the impact on the heritage assets, although it is noted that no detailed elevations or specifications have been provided for the design of the railings to the roof of the tower. The specific details of which could be agreed via condition.

Legislation and Policy

Planning (Listed Buildings and Conservation Areas) Act 1990

The local planning authority should have a desirability of preserving the setting and special interest of the Listed Buildings (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

The proposed conversion would likely result in a moderate degree of harm to the listed folly tower, which would be contrary to s.16 and 66 of the Act. With reference to the planning policies, this would be 'less than substantial harm' to the designated heritage assets (par.215 of NPPF and policy DC2 of the local development framework). There has been clear and convincing justification in terms of the conversion works as this would help secure the continued conservation of the designated heritage asset and help secure an optimum viable use for the building (par.213 and 215 of NPPF). There are no objections to the principle of the conversion works from a conservation perspective.

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

- Before the re-pointing hereby granted consent is carried out, details of the mortar to be used for re-pointing (including mortar mix, colour, texture and pointing finish) and details of the method of removal of existing pointing shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed repointing and mortar 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.

- Prior to the installation of railings to the roof of the folly tower, details of their design in the form of scale drawings or specifications, shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed details.

Reason: Insufficient details of these matters have been submitted with the application and in order to ensure that the works preserve the special architectural and historic interest of the Listed Building.

- Before any external doors are installed to the folly tower, details of their design and material, in the form of scale drawings or specifications, shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed door detail.

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

- Before they are installed, full details of the siting, appearance and materials to be used in the construction of all extractor vents, flues, airbricks, soil and vent pipes, rainwater goods or any other external accretion shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed details.

Reason: Insufficient details of these matters have been submitted with the application and in order to ensure that the works preserve the special architectural and historic interest of the Listed Building.

Conservation Officer: Megan Atkinson