

DELEGATED DECISION REPORT

SMD/2024/0398
Valid 22/10/2024

**THE FARMHOUSE AT
FARMSTEAD
CUMBERLEDGE FARM
HUNTLEY ROAD
DENFORD
LEEK**

**LISTED BUILDING CONSENT
FOR ALTERATIONS TO THE
FARMHOUSE, OUTBUILDING
AND GARDEN AT
CUMBERLEDGE FARM**

**(LISTED BUILDING CONSENT -
ALTERATION)**

MAIN ISSUES

- Heritage Asset – Listed Building

DESCRIPTION OF SITE

Cumberledge Farmhouse is a grade II listed farmhouse located in the green belt outside of the Leek built-up area boundary.

The listing description states:

Farmhouse. Late C18 with late C19 alterations. Red brick; tiled roof; stone coped verge parapets on corbelled kneelers; end stacks. 2-storey and gable-lit attic, 2-window front, segmental-headed 3- light casements; central entrance with segmental head and boarded door; small single-storey addition to right. The house bears a cast iron Sun Alliance fire mark.

PROPOSAL

Listed building consent is sought for a number of alterations to the farmhouse.

Proposed works include:

- Demolish porch
- Demolish ground floor stairs and relocate
- Remove internal ground floor wall to create larger kitchen
- Reopen doorway to lean-to to create access from kitchen to utility.
- Remove existing kitchen to form living room, vault ceiling
- Remove internal first floor wall to create bathroom
- Install subdivision to form hallway
- Remove second floor internal wall.
- Remove existing roof, rebuild 6 courses of brick to back wall. Reinstall roof as existing, with new timbers as required. New roof to be internally insulated
- Refurbish original second floor window
- Replace all remaining windows (see window schedule submitted)

- Rebuild outbuilding 1 and install air source heat pump
- Demolish 3rd outbuilding to form 2 parking spaces.
- Alterations to boundary wall
- Install new external path (Staffordshire blue)
- Refurbish cast iron rainwater goods where existing. Install like-for-like cast iron rainwater good where damaged or lost
- Install roof light to single storey elements
- Report brickwork

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan Policies

SS1 Development Principles

DC1 Design Considerations

DC2 Historic Environment

National Planning Policy Framework

Section 16 – Conserving and Enhancing the Historic Environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

No previous planning history

CONSULTATIONS

Publicity

Site Notice expiry date: 17/12/2024

Neighbour consultation period ends: 29/10/2024

Press Advert: 04/12/2024

Public Comments

None received

Cheddleton Parish Council

Cheddleton Parish Council comment that the Conservation Officer is better qualified to look at consent but note that the Footpath Cheddleton 78 will be affected and may require permission for redirection by the landowner and preservation of the bats.

Environmental Health

n/a

Staffordshire Wildlife Trust

March 2025

No objection, following submission of bat survey, request conditions.

December 2024

Objection

Request for bat survey

Ramblers

Public footpath Cheddleton 78 runs right through the farm where the planned development will take place. There are suggestions that the path would be diverted, but this must be made clear way before the plans are passed. This is a P.R.O.W and must be kept open at all times.

Peak and Northern Footpaths Society

We note that the Public Right of Way Cheddleton 78 crosses the proposed site and may be affected by access traffic to the site.

The use of any PROWs, and the safety of users must not be affected by the development, nor during the work taking place.

This comment is made on behalf of Peak and Northern Footpaths Society, a registered charity which exists to protect and improve public rights of way for use by walkers.

Nothing in this response should be taken to imply the Society's support for the development.

Historic England

No comments to make

OFFICER COMMENTS

Principle of Development

Section 16 Paragraph 212 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

The application site is located within the open countryside and Green Belt, within the Parish of Cheddleton. This application is for listed building consent for works to a Grade II listed building. As such the potential impact of the works must be assessed in accordance with section 16 of the NPPF.

Heritage

Section 66(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Paragraph 213 of the NPPF states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Policy DC2 of the Local Plan is to give protection to designated heritage assets and their settings and non-designated heritage assets as set out in the NPPF.



Figure 1 – Blocked internal door from utility

It is proposed to remove an internal ground floor wall, to allow for relocation of the kitchen. This will include the reopening of a former rear door into the utility. An Officer site visit demonstrated that this wall is not original, and was likely installed at the time of the internal bathroom installation. As such the loss of this wall is considered acceptable. Officer site visit also demonstrated that the proposed new door is in the place of a former door (figure 1), as such will not harm the listed building. The applicant has submitted an additional plumbing plan and specification to inform the proposed new bathrooms and kitchen.

The existing kitchen is located within a 20thc addition to the farmhouse. It is proposed to remove the kitchen, vault the ceiling and convert this room into a living room. This ceiling is considered modern, and as such its loss will not harm the heritage asset. It is also proposed to remove the existing modern and unsympathetic porch from the front elevation (figure 2) This existing porch is unsympathetic to the listed building, and as such its loss will not harm the heritage asset.



Figure 2 – Front elevation including porch

It is further proposed to relocate the existing ground floor stair case. Evidence on site suggests that these are not the original lower staircase, likely relocated during the addition of the ground floor bathroom. As such the loss of these stairs is considered acceptable.

At both first and second floor level an internal wall will be removed. Neither the wall proposed for removal is considered original, both are considered to be late 20thC additions. The removal of these walls will create more useable space. The proposed

new floor plan at first and second floor level is thought to be more akin to the original floorplan of the dwelling.

The existing roof has begun to fail resulting in water ingress and the subsequent spread of the roof. This has caused damage and further water ingress to the rear wall of the dwelling (figure 3). It is proposed to remove the existing roof, rebuild the top 6 courses of the rear wall, and rebuild the roof using the existing tiles. Much of the roof timber will require replacement or splicing to create a stable new roof. A roof survey and structural assessment has been submitted to confirm the extent and method of rebuilding and reroofing. These works are supported as they will allow the listed building to be made watertight, and allow the building to be brought back into its intended use as a dwellinghouse. As such the proposed roof works are supported in line with the recommendations of the structural survey, subject to reasonable condition requiring a schedule of works.



Figure 3 – internal evidence of spread.

Only one original window remains, in the second floor. All other windows have been replaced previously with unsympathetic casement style windows. This existing window will be retained and refurbished. All other windows will be replaced of a design sympathetic to the original windows. A window schedule has been submitted in accordance with this information, which has been found satisfactory. The schedule also includes details of proposed external doors which is considered satisfactory.

The window schedule does not include the proposed rooflights to the utility and living room. This rooflight is simple in design and located to the rear of the dwelling.

Neither the utility, nor living room building are considered to be part of the original structure. As such this rooflight is considered acceptable subject to pre-installation details.

Externally it is proposed to demolish a small outbuilding to the front and create a driveway. This outbuilding (marked on plans as OB3) is of modern construction and does not add to the setting of the listed building (figure 4). As such its loss is considered acceptable. Details of the proposed hardstanding for the driveway should be required via condition, prior to installation.



Figure 4 – outbuilding no. 3

It is also proposed to structurally repair the existing coal house (figure 5) (marked on plans as OB1). This will then be repurposed to house an air source heat pump to heat the house. This change of use is considered acceptable and the use as a plant room is in keeping with the outbuilding's previous use as a coal room. The existing corrugated roof will be replaced with a zinc roof and timber louvres. While these are modern in comparison to the existing coal house, these will allow sufficient ventilation for the proposed heat pump creating a functional building. As OB1 is located to the rear of the host dwelling the visual impact of these alterations are minimised.



Figure 5 – Outbuilding no.1

It is also proposed to repoint the dwelling, where required. Repointing shall be done with a lime mortar only, this shall be required via reasonable condition. It is also proposed to repair and replace the existing cast iron guttering where required. Details of the extent of the proposed repair and replacement shall be required pre-installation via reasonable condition.

Plans show the construction of a stone boundary wall on site. This is considered to be in keeping with the existing stone boundary walls on site, one of which has been damaged and overgrown with vegetation. The reinstatement of these walls is therefore considered acceptable.

Overall the works proposed will enable the dwelling to be brought back into use, and represent the optimum viable option for the building. Moreover the works are considered to enhance the listed building and its setting and are therefore considered to comply with Policy DC2 of the Local Plan and national guidance.

Highway Safety

This application is for listed building consent and is located as such that it will not harm highway safety. However, a public footpath runs through the surrounding farm yard. The works themselves will not encroach upon the footpath, however in order to protect the footpath, this should remain open and safe at all times during the proposed works. An informative will be imposed to bring this matter to the applicant attention.

Other matters

A bat survey has been submitted which revealed that two species of bats were recorded in the farmhouse. However, Staffordshire Wildlife Trust consider that the bat survey should have also considered the outbuildings. Additional information has

been supplied to address SWT concerns. Upon reconsultation SWT have recommended a number of conditions to ensure the protection of protected species, including nesting birds and a lighting plan.

The proposed site plans shows the demolition and reconstruction of OB2. However, no plans have been submitted as to show the new outbuilding. As such this will be restricted via reasonable condition to ensure clarity of the proposed scheme.

CONCLUSION / PLANNING BALANCE

In conclusion, the proposed will allow the listed building to be brought back into use as a dwellinghouse and become structurally stable. This is considered to prolong the life of the listed building and is therefore supported. A number of other works are proposed on site, to facilitate its use, and have not been considered harmful. Overall, the proposed works have been found acceptable in terms of heritage. As such the application is recommended for approval.

OFFICER RECOMMENDATION : Approve

Case Officer: Rachel Robinson

Recommendation Date: 09/04/2025

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council