

Conservation Team Advice

Date: 23rd April 2025
Application Ref: SMD/2025/0145
Site Address: Land adj to Coppice Barn, Hollow Lane, Cheddleton
Proposal: Proposed self build dwelling with associated means of access and hard and soft landscaping works

Heritage assets affected:		
Designated Heritage Asset(s):	☒	Cheddleton Conservation Area
Non-Designated Heritage Asset(s):	☐	

Conservation Advice

Summary of Significance

Cheddleton Conservation Area boundary covers the village boundary and some outlying fields to the north and south. The settlement has a predominantly linear arrangement running east to west along Hollow Lane, with buildings tightly knit along the roadside around the church. Buildings are constructed in a mixture of stone and red brick, some limewashed, with tiled pitched roofs. The area is characterised by the vernacular and traditional construction with modest architectural detailing for many of the houses and public houses, with more ornate decoration reserved for higher status buildings such as the church. The parcel of land the proposal relates to forms part of a historic orchard, as illustrated in Fig.1 & 2. The mature greenery of the site makes a positive contribution to the verdant and rural character of the Conservation Area.

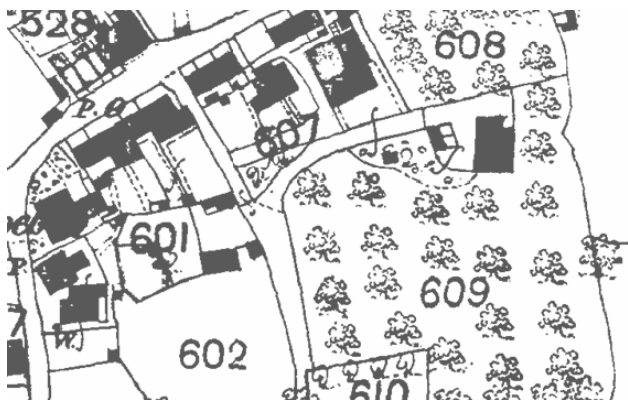


Fig.1 c.1877-1887 OS map

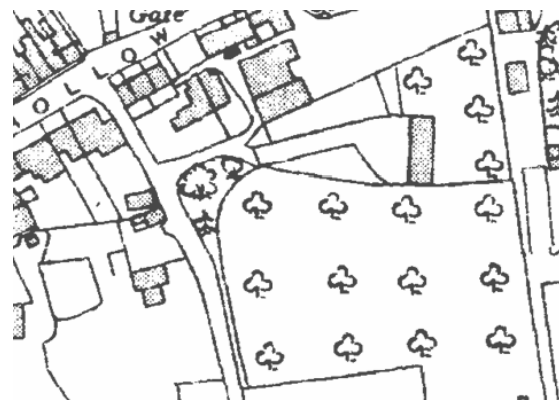


Fig.2 c.1937-39 OS map

Assessment and Impact

The proposal would involve the construction of a 2-storey dwelling, access and driveway to the site.

The proposed dwelling would be approx. 6.7m (H) x 10m (L) x 6m (W) and would be constructed in Ibstock Birtley Olde English bricks (although no specific details on colour of the bricks have been provided) with a pitched blue plain tile roof. The new driveway is proposed to be constructed of crushed stone.

The proposed new dwelling would be quite discreetly positioned away from the highway and its relatively diminutive scale would lessen the visual impact on the appearance of the Conservation Area. In addition, the proposed external facing materials – brick and plain clay tiles – would be sympathetic to the traditional vernacular appearance of buildings elsewhere in the village. Whilst the proposed fenestration does not take reference from any typical façade, its design would not be overbearing or jarring to the surrounding built heritage.

Notwithstanding the above, the construction of a dwelling on the site would alter and domesticise the rural character of the plot with new hardstanding and domestic paraphernalia diminishing the site's existing contribution to the Conservation Area. In addition, it is proposed to remove 3 trees which would reduce some of the verdant character which makes a positive contribution to the Conservation Area.

The siting of a dwelling here would be at odds with the overriding tightly knit formation of residential buildings around the church. It is recognised that Coppice Barn, to the north of the site, is an outlying building but this was a former agricultural building which typically were set back from residential buildings, denoting the hierarchical arrangement of historic settlements. A dwelling on the plot potentially could create a more suburban character to the site, which would diminish some of the designated heritage asset's significance.

It is also noted that the boundary treatment and access has been slightly altered since the 2023 streetview images and it is not clear whether the latest alterations benefit from permission. The existing and previous close boarded timber fencing is not a sympathetic boundary treatment to the area and is not reflective of traditional or historic means of enclosure. Conservation Areas are designated for their 'special architectural or historic interest the character and appearance of which it is desirable to preserve or *enhance*' [*emphasis added*] (Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990). It would, therefore, be recommended that any scheme – if considered appropriate from a planning perspective - consider improvements to the boundary treatments of the site. This potentially could be an enhancement which may balance some of the heritage harm arising from the principle of development.

Legislation and Policy

Planning (Listed Buildings and Conservation Areas) Act 1990

The local planning authority should have a desirability of preserving or enhancing the character and appearance of the Conservation Area (s.72).

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, the principle of the proposed development would likely have a minor-moderate harmful impact on the overall character and appearance of the Conservation Area. This would be contrary to s.72 of the Act. With reference to the planning policies, this would be 'less than substantial harm' to the designated heritage asset (par.215 of NPPF and policy DC2 of the local development framework). As noted above, if the principle of the dwelling is considered acceptable from a planning perspective we would suggest that some improvements are made to the boundary treatments of the site to balance some of the heritage harm arising from the principle of the proposed development. At this stage, we cannot support the proposal from a conservation perspective.

Conservation Officer: Megan Atkinson