

Conservation Team Advice

Date: 24th April 2025
Application Ref: SMD/2025/0153
Site Address: Hillside House, Dunwood Lane, Rudyard
Proposal: Demolish conservatory and replacement single storey extension.

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

Conservation Advice

Summary of Significance

The proposal would be situated in Rudyard Conservation Area, which was designated for its origins as a reservoir constructed c.1797-1801 to feed the Caldon Canal. The area became popular for tourism from the mid-19th century through to the early-20th century after the development of Staffordshire Railway. The area's significance derives from its picturesque beauty with the lake as the focal point, large areas of vegetation and landscaping, historic associations with the development of the canal, popularity as a tourist destination in the Victorian and Edwardian period and collection of 19th century villas. Buildings are predominantly constructed in dark pink gritstone which adds to the quaint charm of the character and appearance of the Conservation Area. Hillside House is a late-20th century building of no historic value, but there has been an attempt to replicate the gritstone effect walling, gabled frontage and projecting eaves of historic villas elsewhere in the village. The building makes a neutral contribution to the character and appearance of the Conservation Area.

Assessment and Impact

The proposal follows a refusal for permission for a replacement extension to the front (ref: SMD/2023/0534), which was refused based on inappropriate palette of materials.

The current permission seeks to demolish the conservatory and replacement with a single-storey flat roof extension. The proposed extension would be similar footprint to the existing conservatory but, due to the flat roof, would be slightly lower in height than the conservatory. Flat roofs in Conservation Areas, particularly on front elevations, are often discouraged from a heritage perspective as they are not a traditional roof pitch. However, with this scheme it is considered that it would not detract from the character of the property. Its modest scale and design would not be jarring or an overbearing feature in the Conservation Area.

The application form and Heritage Statement set out the extension would be constructed in reconstituted stone to match the existing building, with white upvc windows. Although reconstituted stone would usually be discouraged in a Conservation Area as its texture and finish can appear at odds with the grain and appearance of natural stone, in this instance it would unlikely detract from the Conservation Area as the principal building appears to be reconstituted or modern replica stone. Subject to a suitable pink colour sample panel, which could be agreed via condition, there would be no issues with the principle of this from a conservation perspective. The Heritage Statement sets out the coping to the fascia/parapet would be finished in lead, which there are no concerns with from a conservation perspective.

Overall, the extension would be a modest replacement and more sympathetic in palette of materials than the existing glazed and polycarbonate conservatory. The proposal would not harm the character and appearance of the Conservation Area.

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).

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
- Rudyard Conservation Area Appraisal (2016)

Conclusions and Recommendations

In summary, the proposal would have a neutral impact on the character and appearance of the Conservation Area. This would comply with s.72 of the Act, Section 16 of NPPF and policy DC2 of the local development framework. There are no objections to the proposal from a conservation perspective.

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

- Before any construction occurs above damp proof course (DPC), a stone sample panel, showing stone, bond, mortar and pointing technique, shall be provided on site for inspection and agreed in writing by the Local Planning Authority. The development shall be carried out only in accordance with the agreed sample panel details.

Reason: To ensure the development preserves the character and appearance of the Conservation Area.

- The extension hereby approved shall be constructed with a coping capped in lead, as set out in the Heritage Statement.

Reason: To ensure the development takes the agreed form envisaged and to preserve the character and appearance of the Conservation Area.

Conservation Officer: Megan Atkinson