

DELEGATED DECISION REPORT

SMD/2025/0121
Valid 11/03/2025

BROOK COTTAGE THE VILLAGE
ENDON

SINGLE STOREY EXTENSION AND
ALTERATIONS

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design and visual impact (Character and appearance)
- Neighbour amenity

DESCRIPTION OF SITE

A two-storey, Grade II Listed building, known as Brook Cottage, within a Conservation Area. Endon village has two identified Conservation Areas. The application site sits within the northern area and occupies a visually prominent roadside location. The site also forms part of the Endon Village Development Boundary and fronts a brook (as the name of the cottage reflects). Amenity areas lie to the front, side and rear of the cottage. The surrounding area is predominantly residential development, a number of the dwellings also being Listed.

For the purposes of planning policy consideration, the application site is located within the Endon village development boundary, the Endon Conservation Area. Brook Cottage has Grade II Listed status.

PROPOSAL

A single-storey side extension to form a sun room. The sun room would have a plain clay tile, pitched roof, timber windows and doors, coursed natural stone walls to match the existing house, exposed rafter eaves, and Cast aluminium half round gutters with circular downpipes, all painted in black to compliment to existing. The extension would be accessed internally through the existing dining room, via a single doorway which would be formed within what is currently the external, western facing, gable end. A corresponding Listed Building Consent application is also made, ref SMD/2025/0122

At first floor level internal alterations are proposed to the room layouts. Existing bedroom 2 and the study would be merged to form one larger room, this will involve the repositioning of a doorway. This element of the proposal does not require planning permission albeit that it does form part of the corresponding application for Listed Building Consent noted above

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1 Development Principles
SS2 Settlement Hierarchy
SS8 Larger Villages Areas Strategy
DC1 Design Considerations
DC2 The Historic Environment

Supplementary Planning Guidance

1. Design Principles for Development in the Staffordshire Moorlands

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

National Planning Policy Framework

Including sections;

- 2 Achieving sustainable development
- 6 Building a strong, competitive economy
- 12 Achieving well-designed places
- 16 Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2021/0528	New gable end window, replacement of rear entrance door, and extending the internal opening between the Dining Room and Kitchen. Approved. Appeal reference APP/B3438/Y/22/3299557 allowed in respect of some of the conditions.
SMD/2015/0737	Listed Building Consent to change four windows at the front of the property and one on the gable end and installation of a satellite dish. Approved.
02/00084/LBC	External alterations to listed building (door canopy and replacement window). Refused.
87/00874/OLD	Listed Building Consent to form a window in the gable end and internal alterations to bedroom. Approved.

CONSULTATIONS

Publicity

Site Notice. Expired.
Neighbour consultation period. Expired.
Press Advert: Leek Post and Times. Expired.

Public Comments

No representations received during the statutory consultation period.

Endon with Stanley Parish Council

The proposals are for a single storey sun lounge extension to the rear of the Grade II listed Cottage. Brook Cottage plays a significant role in the history of the village as well as containing its own historic construction elements including a cruck truss dating from the 16th century. The proposal is subservient to the altered and extended elements the existing dwelling exhibits from the 18th, 19th and 20th century while complementing the materials and style using coursed natural stone, plain clay tiles and timber windows, preserved natural finish. Some alterations are required to the garden landscaping to accommodate the extension however the proposals in the whole appear to demonstrate no harm to the original heritage asset.

Conservation officer (SMDC)

No objections. Conditions recommended.

Summary of Significance

The proposal would involve alterations to Brook Cottage, which is a Grade II Listed Building situated in Endon Conservation Area and within the immediate setting of other Grade II Listed Buildings: Owl Cottage and no.1 & 2 Brook Cottages. Brook Cottage (Grade II) is a 17th century house, with earlier remains, and mid-19th century alterations. The building is constructed in red brick frontage and stonework to the side and rear, with a pitched tiled roof. The significance of the building relates to its retention of historic fabric, illustrative different phases of development, illustrative vernacular construction and craftsmanship and designed prominence adjacent the brook in the village. Endon Conservation Area was designated for its medieval origins, sporadic layout of buildings, two distinctive

areas of agricultural buildings and residential buildings to the northern and southern parts, retention of 17th to 19th century buildings and overriding vernacular impression of buildings, typically constructed in red brick and stone walling with tiled roofs. Brook Cottage makes a positive contribution to the character and appearance of the Conservation Area.

Also within the vicinity of the site are a number of Grade II Listed Buildings in 'The Village' including: no.1 & 2 Brook Cottages and Owl Cottage.

Assessment and Impact

The proposal would involve construction of a single storey extension approx. 4m (L) x 4.5m (D) x 4m (H). The proposal would also involve alterations to a retaining wall within the grounds and alterations to a room on the first floor.

Extension and external alterations

The extension would be constructed in stone course walling to the bottom, timber windows and doors and a pitched tile roof. Whilst this would be visible on the principal elevation of the building and in quite an important view in the Conservation Area, it would be subservient and discreet in its design, scale and appearance. In addition, it is proposed to utilise materials used in the building's historic construction which would be sympathetic to the traditional and vernacular character of the building and surrounding built heritage. Nevertheless, the proposed extension would still cause a degree of harm to the significance of the Listed Building as it would involve the removal of fabric to create a small opening on the west elevation and would alter the historic plan form. However, this would be very minor harm and its removal would not result in the total loss of significance. Whilst this would be a modern addition, the proposal would not alter the historic legibility and understanding of the building's special interest.

The works would also involve alterations to a small retaining wall within the grounds of the Listed Building. The removal of part of the existing wall would unlikely harm the setting of the Listed Building. However, it is not overtly clear what is proposed with the alterations. A site plan indicates areas for the stone wall, but no specific details have been provided on their height and design and further clarification would be required.

Internal alterations

The proposed internal works would involve removal of a modern partition of no historic interest. These works would not alter or harm the special interest of the Listed Building.

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) and 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
- Endon Conservation Area Appraisal (2007)

Conclusions and Recommendations

In summary, the proposal would result in a minor degree of harm to the Listed Building and to the character and appearance of the Conservation Area. This would be contrary to s.16, 66 and 72 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). However, there is clear and convincing justification for this (par.213 of NPPF) and the proposed development has been sensitively designed to the traditional palette of materials of the principal Listed Building and character and appearance of the Conservation Area. Therefore, there are no objections to the proposal from a conservation perspective.

National Amenity Societies

No representations received within the statutory consultation period.

Environmental Health

No objections subject to conditions.

OFFICER COMMENTS

Principle of Development

The application site is located within the village of Endon. Endon is identified within the Staffordshire Moorlands Local Plan as a larger village. Within the larger villages, a range of developments can be supported (subject to all material planning matters being satisfied). In this instance there are no 'in principle' objections to a domestic development.

Design and visual impact (Character and appearance)

There are no objections to the design of the proposed extension, it is a simple gable-ended addition which would sit squarely within the western gable of the existing house. The use of matching plain clay tiles, coursed natural stone and timber windows and doors is acceptable. The proposed materials are in keeping with those of the existing dwelling. In terms of its size, the extension is clearly subordinate to the size of the main house, it sits neatly within the gable and avoids the stone quoins on either side of it.

Brook Cottage is Grade II listed and although there are no objections to the design of the extension, the development would still cause some harm to the Listed Building due to the need to create a doorway within the gable end to allow internal access from the dining room to the new sun room. The Conservation officer has confirmed that this would be very minor harm and that the removal of a small part of the external wall 'would not alter the historic legibility and understanding of the building's special interest.' She concludes that the harm would be 'less than substantial' and it is considered at the lower end of 'less than substantial'. She raises no objection to the extension which she says has been sensitively designed.

The plans show that alterations would be made to the garden area. It appears necessary to remove some of the stone retaining wall to allow for the construction of the sun room. The plans show there are other features which would be removed including gravel and stone flag areas and a bird house. The Conservation officer has commented that no specific details are given for the proposed height and design of the wall. The Conservation, consultation comments recommend a number of conditions, securing wall details is one of the recommendations.

There would be some wider visual impact as the addition would be seen from the road. However, it has already been concluded that the proposal constitutes a well-designed scheme and therefore the ability to view it from the public domain is not necessarily problematic. This part of Endon does not have any particular uniformity to it, the buildings are mixed in terms of their sizes, design and overall appearance. There is a blend of historic and more modern properties and the addition of a small gable-ended extension is not considered problematic in terms of its limited impact upon the Conservation Area at this point.

The Council's Conservation officer has confirmed that the internal works to enlarge bedroom 2, involve the removal of a modern partition of no historic interest and that these works would not alter or harm

the special interest of the Listed Building. This element does not require planning permission and is dealt with in the corresponding LBC application

Neighbour amenity

No neighbour amenity issues. The extension would be attached to the western facing gable end of the dwelling, within the garden area of the property. No issues in terms of overbearing or overlooking development due to the location of the extension in relation to the positioning of surrounding dwellings.

CONCLUSION / PLANNING BALANCE

For the reasons outlined within the report, it is recommended that the application is approved subject to conditions.

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Lisa Jackson

Recommendation Date: 02.05.2025

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Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council