

Conservation Team Advice

Date: 28th April 2025
Application Ref: SMD/2025/0089 & SMD/2025/0090
Site Address: Manor Farm, Park Lane, Endon
Proposal: Proposed new detached garage to north of existing house

Conservation Advice – Amendments

Assessment and Impact

These comments are based upon the following amended plans / further information received:

- *Garage Plan ‘as proposed’ (dwg no. AL115 Rev C)*
- *Garage North & East Elevations ‘as proposed’ (dwg no. AL116 Rev C)*
- *Garage South & West Elevations ‘as proposed’ (dwg no. AL117 Rev B)*
- *Site Block Plan ‘as proposed’ (dwg no. AL132 Rev A)*

Following previous conservation comments (dated 24/03/25), the proposed garage has been altered to brick infill panels in between oak frame and engineering brick plinth. In addition, the proposed rooflights have been removed. Overall, the amendments have addressed previous conservation objections. Although the proposed brick would not match the stone of the principal house, there are historic brick buildings within the vicinity of the site and there is precedent in the locality for later additions and ancillary buildings being constructed in brick walling. Therefore, the proposed amendments have removed the heritage harm previously identified.

As previously mentioned, as this is freestanding structure not attached to the principal building, Listed Building Consent is not required.

Legislation and Policy

Planning (Listed Buildings and Conservation Areas) Act 1990

The local planning authority should have a desirability of preserving the setting of the Listed Building (s. 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).

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 proposal would not have a harmful impact on the setting of the adjacent Listed Building. This would comply with s.66 of the Act, Section 16 of the 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 brick sample panel, showing the brick bond pattern, mortar and pointing technique, shall be provided for inspection on site 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 preserve the setting and special interest of the Listed Building.

- Before the new roof for the garage hereby approved is installed, samples or detailed specification of the new roof tile shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out only in accordance with the agreed materials.

Reason: To preserve the setting and special interest of the Listed Building.

- No works shall be commenced in respect of the features identified below, until details of their design in the form of drawings or manufacturers specifications shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out only in accordance with the approved details.

Ridge, verge and eaves details
Garage door details

Reason: To preserve the setting and special interest of the Listed Building.

Conservation Officer: Megan Atkinson