

Conservation Team Advice

Date: 1st May 2025
Application Ref: SMD/2025/0121 & SMD/2025/0122
Site Address: Brook Cottage, The Village, Endon
Proposal: Single storey extension and alterations

Heritage assets affected:		
Designated Heritage Asset(s):	☒	• Endon Conservation Area • Brook Cottage – Grade II (listing ref: 1294543) • Owl Cottage – Grade II (listing ref: 1374621) • Numbers 1 and 2 Brook Cottages – Grade II (listing ref: 1038085)
Non-Designated Heritage Asset(s):	☐	

Conservation Advice

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.

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

- Before any stones are laid, samples of all new stone to be used in the works hereby granted consent shall be made available on site for inspection and the details agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed stone details.

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

- Before the new roof hereby approved for the extension is installed, samples or detailed specifications of the new roof tiles, 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 roof materials.

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

- Before any construction occurs above damp proof course (DPC), details of the treatment of ridge, verge and eaves hereby permitted for the extension 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 verges and eaves details.

Reason: Insufficient details of these matters have been submitted with the application and in order to ensure the development preserves the special interest of the Listed Building.

- Before the windows and doors hereby approved for the extension are installed, details of their material, design, specification, method of opening, method of fixing and finish, in the form of drawings and sections of no less than 1:20 scale, 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 details.

Reason: Insufficient details of these matters have been submitted with the application and to ensure the development preserves the special interest of the Listed Building.

- Prior to their installation, specific details of any new boundary treatments 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 details.

Reason: Insufficient details of these matters have been submitted with the application and to ensure the development preserve the setting of the Listed Building.

Conservation Officer: Megan Atkinson