

Conservation Team Advice

Date: 20th May 2025
Application Ref: SMD/2024/0106 & SMD/2024/0107
Site Address: Whitehough, Coley Hole, Ipstones
Proposal:

- Proposed Structural work and renovation/ alterations to change use of barn from Agricultural to C3
- Listed Building Consent for Proposed Structural work and renovation/ alterations to change use of barn from Agricultural to C3

Conservation Advice – Amendments

Assessment and Impact

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

- *Heritage Statement Impact Assessment – dated 12th April 2025*
- *Velux Heritage Conservation Rooflight Section*
- *Velux Heritage Conservation Rooflight Specification*
- *Elevation of Existing Barn 1 – Amended (dwg no. RLM1099/2 Rev D)*
- *Ground and First Floor as Existing – Amended (dwg no. RLM1099/1 Rev D)*
- *Cross Sections as Existing – Barn 1 – Amended (dwg no. RLM1099/11 Rev C)*
- *Elevations of Proposed Barn (dwg no. RLM1099/6 Rev F)*
- *Ground and First Floor As Proposed – Amended (dwg no. RLM1099/5 Rev H)*
- *Cross Section as Proposed – Barn 1 – Amended (dwg no. RLM1099/12 Rev A)*
- *Site Plan as Proposed including Roof Plan – Amended (dwg no. RLM1099/10 Rev C)*

The amended information has provided a more robust statement of significance, which would be in accordance with par.207 of NPPF. As set out in the supporting information, there is no longer structural alterations required such as the previously proposed removal of flooring and installation of metal framework to support the walls. This amendment has reduced some of the level of harm to the internal significance as it would help conserve the authenticity and integrity of the building's internal architectural interest.

The proposed scheme would reuse existing openings so as to minimise the impact on the historic fabric and agricultural appearance of the building. Nevertheless, the insertion of windows and doors to these openings as well as the proposed rooflights

would introduce overtly domestic features which would still diminish this historic agrarian character.

The extent of the proposed boundary treatment and enclosure has also been slightly reduced to maintain the openness of the yard and somewhat minimise the visual impact of the residential conversion on the setting of the listed farmstead.

Overall, the principle of a conversion to residential use would still result in a degree of heritage harm as it would involve the loss of historic associative value of the building's original use. The proposed internal subdivision and external alterations would also diminish the agrarian character of the building. Whilst the ownership between the principal house and the surrounding agricultural buildings has been severed, this proposal would still have a harmful impact on the historic setting of the listed farmstead.

The amended Heritage Statement provides robust justification for the proposed level of heritage harm and outlines how, on balance, this proposed new use would help secure the long-term conservation of the designated heritage asset.

Legislation and Policy

Planning (Listed Buildings and Conservation Areas) Act 1990

The local planning authority should have a desirability of preserving the special interest and setting of the Listed Building (s.16 and 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).

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 proposal would result in a moderate-high degree of harm to the Grade II listed barn and its setting through the loss and erosion of its agricultural character. It would also have a moderate harmful impact on the setting of the surrounding Grade II* & Grade II listed buildings at Whitehough Farm. This harm identified would be contrary to the provisions of s.16 and 66 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). There has, however, been clear and convincing justification provided for this level of harm (par.213 of NPPF) due to the building's redundancy. The proposal seeks to secure the optimum viable use for the asset which would help conserve it for future generations (par.215 and 210 of NPPF). There are no objections to the proposal from a conservation perspective.

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

- No works shall commence until a programme of historic building recording in accordance with Historic England's 'Understanding Historic Buildings: A Guide to Good Recording Practice' Level 3 has been submitted to and agreed in writing by the Local Planning Authority. Following approval of the submitted report, the completed building recording report shall be deposited with the relevant Historic Environment Record (HER) within 1 month of this agreement.

Reason: To ensure and safeguard the recording and inspection of matter of historic importance associated with the building.

- Prior to the installation of any windows, details of their 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 works shall thereafter be carried out only in accordance with the agreed window details.

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

- In relation to the above condition, trickle vents shall not be inserted into the windows hereby granted consent.

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

- The rooflights hereby granted consent shall be Velux Heritage Conservation Roof Window and shall be installed flush with the roofplane.

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

- The raking out of any loose mortar for the purpose of re-pointing the building shall be carried out by tools held in the hand and not by power-driven tools. Details of the extent of the re-pointing shall be submitted to and agreed in writing by the Local Planning Authority before the re-pointing hereby granted consent is carried out. The works shall be carried out only in accordance with the agreed repointing details.

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

- Before any re-pointing hereby granted consent is carried out, details of the mortar to be used for re-pointing (including mortar mix, colour, texture and pointing finish) shall be submitted to the Local Planning Authority and a sample panel shall be made available for inspection on site. The submitted details and sample panel shall be agreed in writing by the Local Planning Authority. The works shall thereafter be carried out only in accordance with the agreed re-pointing and mortar details.

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

- Prior to the demolition and rebuilding of the end bay, as specified on the 'Elevations of Proposed Barn 1 – Amended' (dwg no. RLM1099/6 Rev F), a sample panel of the stonework (showing the type of stone, its coursing and pointing) to be used shall be made available on site for inspection and agreed in writing by the Local Planning Authority. The works shall thereafter be carried out only in accordance with the approved details.

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

- Before the new roof hereby approved is installed, details and samples of the new roof tile to be used shall be submitted to and agreed in writing by the Local Planning Authority. The works shall thereafter be carried out only in accordance with the agreed details.

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

- No works shall be commenced in respect of the features identified below until details of their design, specification, fixing and finish in the form of drawings or manufacturer's 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.

- i. External doors and their immediate surroundings
- ii. Treatment of window and door heads and cills
- iii. Details of any window shutters
- iv. Alterations to breather holes
- v. Treatment of internal floors, walls and ceilings
- vi. Ridge, verge and eaves details
- vii. Extractor vents
- viii. Flues
- ix. Meterboxes
- x. Soil and vent pipes
- xi. Rainwater goods
- xii. Balustrading to external steps
- xiii. External surfacing and setts
- xiv. Ramp to elevation 3
- xv. Any external bin or cycle stores
- xvi. External lighting

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

- Prior to the construction of any new drystone wall boundaries, a sample panel, showing the stone type and its construction, 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 setting of the Listed Building.

Conservation Officer: