

Conservation Team Advice

Date: 18th June 2025
Application Ref: SMD/2025/0208
Site Address: Basford Hall Farm, Basford Green Road, Cheddleton
Proposal: Listed building consent for internal alterations including removal of existing partitions, installation of new timber stud partition, removal of 'modern' C20 internal finishes, rationalising of external pipework, overhauling of internal doors, and installation of new wall and floor finishes; and repair/replacement windows (to Coachman's Cottage only)

Heritage assets affected:		
Designated Heritage Asset(s):	☒	- Basford Hall and attached stable wing and carriage entry – Grade II (listing ref: 1188589) - Basford Hall Farmhouse – Grade II (listing ref: 1038132)
Non-Designated Heritage Asset(s):	☐	

Conservation Advice

Summary of Significance

The proposal would involve alterations to the coachman's cottage and farmhouse at Basford Hall. The principal hall is Grade II listed, as is the farmhouse. Due to the ancillary function, visibility on pre-1948 mapping and its close proximity, the coachman's cottage is considered curtilage listed to the principal hall.

Basford Hall (Grade II) is a c.1830s country house, extended c.1850s. The building is constructed in coursed stone and slate roof. It is designed in a Tudor style with asymmetrical frontage, large chimney stacks and mullioned windows. The significance derives from its retention of historic fabric and plan form, association with Sneyd family, illustrative Tudor revival style from the early-19th century, association with the growth of small country estates in North Staffordshire during the Victorian period.

Basford Hall Farmhouse (Grade II) is a 17th century farmhouse with mid-19th century alterations, constructed in dressed stone with pitched tile roof. It has a T-shape plan form and has retained its mullioned windows. The significance of the building relates to its retention of historic fabric, traditional plan form, association with estate agricultural

metal grilles. This alteration would be very minor in scale and have a negligible impact on the appearance of the building. The proposal also seeks to replace a rooflight with a conservation rooflight which, in principle, would be a slight enhancement. However, some further details on the product specification and size would likely be required.

Internally, the proposal seeks to remove kitchen and bathroom units which would not affect the building's special interest. It is proposed to alter the layout of a bedroom to the first floor to create two bathrooms, this would have a minor impact on the building's layout but not diminish the legibility as a historic farmhouse.

The Heritage Statement mentions that internal doors would be overhauled and replaced 'like-for-like'. However, it is not clear what impact this would have on the significance of the listed building. Further information on the existing internal would be required, such as a photographic schedule to illustrate that their replacement would not affect the building's significance. Subject to the acceptability of the principle of replacing the internal doors, details such as a manufacturer's specification of the replacements would be required.

The annotations on the proposed plans (dwg no. 2501 - CTD - FH - ZZ - DR - A - 006 - L01) mentions that the ceiling to the attic room would be overboarded, but no details of the existing have been provided and no specific details of how this would be overboarded have been provided either. Both of which would be required to fully understand the level of impact on the building's significance.

Works to coachman's cottage

To the cottage, the works comprise: replacement upvc windows with timber slimline alternatives, repairs to all windows, replacement kitchen, new partition to the first floor. The cottage, although forming part of the listed building consent, is of lower significance due to its later alterations. The internal works would have a negligible impact on the significance of the principal listed hall.

The proposed replacement of inappropriate upvc windows with timber alternatives would, in principle, be a minor enhancement to the significance of the listed building as this would be a more sympathetic palette of materials. It is noted that slimline double glazing is proposed. Whilst double glazing is a modern feature that does not relate to the historic construction of the listed building, in this instance, it would be installed on a building of lower significance and the proposed slimline and flush casement detailing shown in the windows plan (dwg no. 2501-CTD-CC-XX-DR-A-007-L01) would minimise the visual impact of any double glazing.

Legislation and Policy

Planning (Listed Buildings and Conservation Areas) Act 1990

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

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 principle of the proposed scheme could have a negligible impact on the significance of the Listed Buildings which would comply with s.16 of the Act, Section 16 of the NPPF and policy DC2 of the local development framework. However, some further clarification would be required to ensure the impact is fully assessed:

- Photographic schedule of internal doors to be replaced in the farmhouse
- Manufacturer's specification of replacement internal doors (could be conditioned)
- Details of condition of roofspace in attic room i.e. photographs of the existing
- Subject to the above, specific details of overboarding of attic space (could be conditioned)
- Manufacturer's specification of new downpipes to farmhouse (could be conditioned)
- Manufacturer's specification of the replacement rooflight, detailing the size ect. (could be conditioned)
- No trickle vents to replacement windows (could be conditioned)

Conservation Officer: