

DELEGATED DECISION REPORT

SMD/2025/0188
Valid 14/04/2025

HIGHER OVERTON FARM
OVERTON ROAD
CONGLETON

LISTED BUILDING CONSENT FOR THE REPAIRS TO A SMALL BARN INCLUDING A FULL ROOF OVERHAUL DUE TO PARTIAL COLLAPSE. PART REBUILD TO SPREADING EAVES AND BOWING WALL. EXISTING TILES AND MATERIALS WILL BE REUSED WHERE POSSIBLE, SOME REPLACEMENT REQUIRED DUE TO ROT AND DAMAGE.

(LISTED BUILDING CONSENT - ALTERATION)

MAIN ISSUES

- Impact on the special interest of the listed building relative to Section 16 (2) of the Planning (Listed Buildings and Conservation Area) Act 1990
- Impact on the significance of a designated heritage asset

DESCRIPTION OF SITE

Barn approximately 30 metres to the northeast of Higher Overton Farmhouse. Grade II listed building. List entry number 1037813, date first listed 20 Nov 1987. Barn - dated 1740 with later alterations and additions. Ashlar quality rubble, blue machine-tile roof. Stable and loft over. Two-window front of two two-light block mullioned casements flanking central boarded door with dated lintel. Circular pitching eyes to left gable and single- storey addition to right.

The barn is one of a group of outbuildings on the East side of the farm courtyard. The south side of the courtyard is fronted by the Grade II C18 Farmhouse, and a further outbuilding constructed in 1939 used as ancillary residential accommodation.

PROPOSAL

The proposals to repair and refurbish this historic barn/outbuilding for ancillary farm use reinstating it for use. It is currently dilapidated and unsafe.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS2 Settlement Hierarchy
SS10 Other Rural Areas Area Strategy
DC1 Design Considerations
DC2 The Historic Environment

Biddulph Neighbourhood Plan

DES1: Design

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2024/0060 listed building consent for a full roof overhaul and roof spread correcting. REFUSAL

CONSULTATIONS

Publicity

Site Notice expiry date: 30th June
Neighbour consultation period ends: 30th June
Press Advert: N/A

Public Comments

None

Town / Parish Comments

Biddulph Town Council: No adverse comments

Historic England

Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application.

Conservation Officer

No Objection. In summary, the proposed works would result in a degree of harm to the special interest and setting of the Listed Buildings. This would be contrary to 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 been clear and convincing justification provided for the works (par.213 of NPPF) and the works would help sustain the heritage significance of the Listed Building for its long-term conservation. Therefore, there are no objections to the proposal from a conservation perspective.

OFFICER COMMENTS

The proposal would involve alterations and repairs to a Grade II listed barn, situated in the listed farm complex of Higher Overton Farmhouse.

Higher Overton Farmhouse (Grade II) is an 18th century farmhouse, with some earlier origins and mid-19th century alterations and additions. The building is 3-storeys, constructed in coursed squared stone with a tiled roof. The significance relates to its retention of historic fabric and plan form, illustrative vernacular construction, association with the development of agricultural buildings and holdings in the post-medieval period and prominence of the farmstead in the landscape.

The barn to the northeast is Grade II listed. This is constructed in ashlar rubble with tiled roof. There are two 2-light windows to the front and a forking hole to the gable. The barn to the northwest of the farmhouse is Grade II listed and has been converted to residential use. The building is constructed in coursed stone a tiled catslide roof. The significance of these barns relates to their historic association with the development of the farm, illustrative vernacular construction and functional design as well as the retention of historic fabric and detailing.

Assessment and Impact

The proposal would involve structural repairs to the barn to the northeast of the principal farmhouse. The works would include full replacement of the roof and structure as well as localised rebuilding and repointing of the masonry.

Roof replacement

The proposed works would involve overhaul of the roof structure and a schedule of proposed works is included in the annotations on the Existing & Proposed Plans (dwg no. A0-102_P 1). The schedule sets out that battens, rafters and a purlin may have to be replaced. Whilst the loss of historic fabric would have a degree of harm to the significance of the Listed Building, it is clear that structural repairs are required as this is in a very poor condition.

The schedule of works mentions that wherever possible, the existing materials, such as roof tiles, would be reused which would help maintain the character and integrity of the building's special interest.

Repairs and rebuilding to stonework

The works to the masonry would involve partial rebuilding of approximately the top 4 courses of stonework to the barn, stitching of cracks to the rear elevation and repointing where necessary.

The extent of proposed rebuilding is illustrated on the proposed elevation (dwg no. A0-103_P 1), with stonework above the blue line proposed to be rebuilt. The extent of repointing and stitching of cracks is illustrated in red on the above plan.

These works would potentially result in the loss of patina of age and potentially the loss of some of the original or historic fabric, which would cause a degree of harm to

the building's significance. However, as set out in the building condition survey, there is clear and convincing justification for the need for these works to sustain the building in the long-term. In addition, the proposed schedule of works appears to be the minimum necessary to achieve structural stability whilst still maintaining a substantial part of the building intact.

Replacement windows

It is proposed to replace the two 2-light windows to the front elevation. Whilst they did not appear to be in a condition beyond repair, their replacement would unlikely harm the special interest of the Listed Building if replaced sympathetically.

Overall, the proposed works would be the minimum necessary to maintain the historic character and special interest of the Listed Building and the setting of the listed farmhouse. There is clear and convincing justification provided for the extent of works and the works have been designed with careful consideration on their impact upon the architectural and historic interest of the heritage assets.

CONCLUSION / PLANNING BALANCE

In summary, the proposed works would result in a degree of harm to the special interest and setting of the Listed Buildings. This would be contrary to 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 been clear and convincing justification provided for the works (par.213 of NPPF) and the works would help sustain the heritage significance of the Listed Building for its long-term conservation. Therefore, there are no objections to the proposal from a conservation perspective.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 26/06/2025

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council