

DELEGATED DECISION REPORT

SMD/2025/0208
Valid 25/04/2025

BASFORD HALL FARM
BASFORD GREEN ROAD
CHEDDLETON

**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)**

**(LISTED BUILDING CONSENT -
ALTERATION)**

MAIN ISSUES

The impact on the character and appearance and historic fabric of a Listed Building.

DESCRIPTION OF SITE

The site is within the Basford Hall country estate within a mile to the south-east of Cheddleton village. It comprises a Grade II listed traditional stone farmhouse and adjacent "Coachman's Cottage" and which are adjacent to the main residence, Basford Hall itself, to the east. It is reached via a long country estate driveway connected to Basford Green, a country road to the north, leading to Cheddleton.

PROPOSAL

This is a Listed Building Consent application which proposes works to the farmhouse comprising internal alterations and rationalizing the external drainage. No works are proposed to the existing roof. A Heritage Statement has been submitted which describes the proposed works as follows:

-The removal of existing 'modern' kitchen and addition of new kitchen in the existing Entrance Hall;

- WC/cloakroom to area beneath the stairs, at ground floor level, maintaining access to the existing cellar with a new timber boarded door;
- Living and dining accommodation to remain as existing, with alterations to finishes and removal of 'modern' joinery items/finishes;
- The addition of new timber stud partitions at first floor level to form 2No. bathrooms from the existing bathroom to increase facilities within the building;
- Forming a new door opening to bathroom 1, with new vertical boarded door to match existing;
- The infill of opening to existing bathroom and removal of existing stud partitions forming an existing cupboard, reusing the existing door opening to access proposed bathroom 2.
- Overhauling and repairing existing internal doors 'like-for-like', new doors will be vertical boarded timber doors as outlined on the supporting drawings;
- 2No. small openings within the existing fabric to facilitate extract ventilation from the proposed kitchen and ground floor WC via cast iron air brick as indicated on supporting drawings;
- 2No. new cast iron SVP's to facilitate drainage, to match existing rainwater goods, rationalising existing drainage;
- Removing and replacing modern decorative finishes such as carpets, floor finishes, joinery items and skirting boards, with new high-quality finishes;
- Existing electrical and heating installation to be modified to suit the new layout.

The proposed alterations to Coachman's Cottage comprise:

- The replacement of uPVC windows with timber framed casement windows to match the existing timber windows, with slimline double glazed units;
- Overhauling existing timber windows and carrying out 'like-for-like' repairs where necessary;
- Replacing the existing extract vent with new cast iron grille as indicated on the supporting drawings;
- Replacing internal 'modern' doors with solid timber or vertical boarded timber doors;
- The installation of new kitchen fittings at ground floor level and timber stud partition to form boiler store room;
- The addition of new timber stud partitions at first floor level to form new ensuite accommodation to bedroom 1 and bedroom 2 and removal of existing stud partition and doors to improve the internal layout at first floor level.

Additional information via email was received from the agent on 27th June 2025. The email also included a photo of an internal door proposed to be used.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (Adopted Sep 2020)

- DC1 Design Considerations
- DC2 The Historic Environment

National Planning Policy Framework (NPPF) (Dec 2024 with minor revisions in Feb 2025)

Section 16 (The Historic Environment).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant to this particular proposal.

CONSULTATIONS

Publicity

Site Notice expiry date: 24.6.25

Neighbour consultation period ends: 24.6.25.

Press Advert: 14.5.25

Public Comments

None.

Town / Parish Comments

None.

Conservation Officer

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)

In response to the additional information submitted by the agent on 27th June as requested above by the Conservation Officer:

No objection providing a condition is added requiring no trickle vents to be added to the replacement windows at the cottage.

OFFICER COMMENTS

The works for the actual listed building (the farmhouse) are entirely internal. The works to the attached cottage include some external alterations including replacement windows. On the basis of the further information received on 27th June from the agent, the Conservation Officer considers that the overall proposal will have

a negligible impact on the character and appearance and historic interest of the listed building. The works respect the historic building and are acceptable. The works would sustain the importance of the heritage asset. The proposed works therefore comply with policies DC1 and DC2 of the Local Plan and the government planning guidance contained in the National Planning Policy Framework (NPPF) (Section 16).

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston

Recommendation Date: 4.7.25

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council