

Conservation Team Advice

Date: 3rd July 2025
Application Ref: SMD/2025/0248
Site Address: Basford Hall Farm, Basford Green Road, Cheddleton
Proposal: Proposed Natural Pool and associated landscaping to existing farmyard, including existing garage to be utilised as a changing area.

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 be situated in the immediate setting of two Grade II Listed Buildings: Basford Hall and Basford Hall Farmhouse.

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 buildings and illustrative functional and vernacular construction with some polite architectural influence.

The coachman's cottage is visible on historic mapping (see Fig.1-3) and due to its physical proximity, ownership prior to 1948 in connection with the hall and ancillary nature, this building is considered curtilage listed to the principal hall.

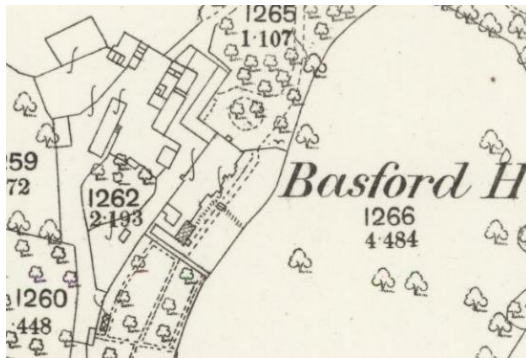


Fig.1 c.1880 OS map [online] (National Library of Scotland)

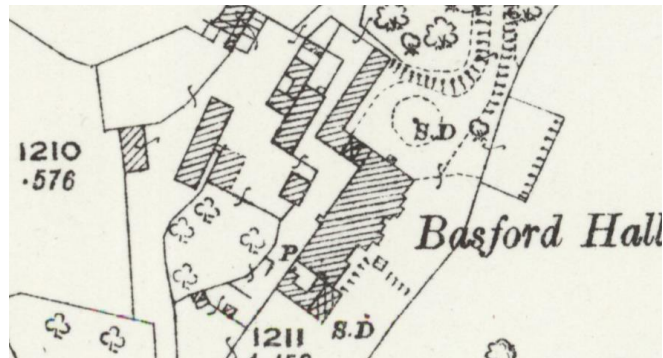


Fig.2 c.1925 OS map [online] (National Library of Scotland)

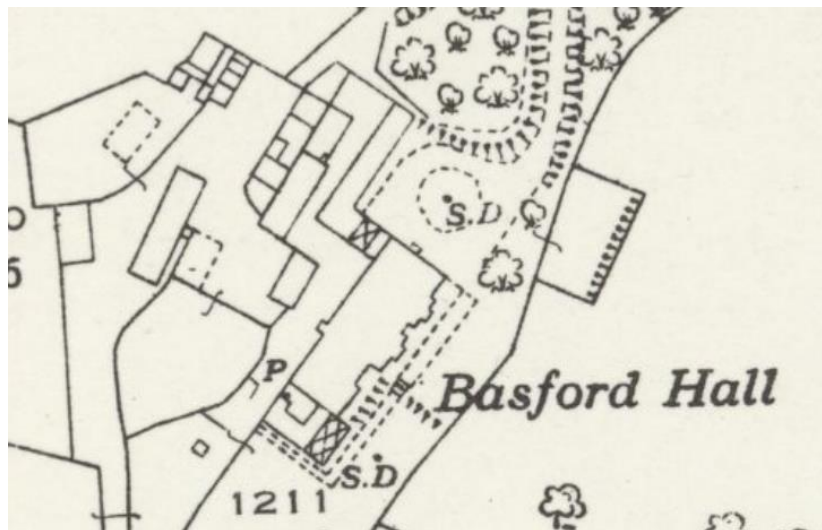


Fig.3 c.1938 OS map [online] (National Library of Scotland)

Assessment and Impact

The site forms an agricultural yard to the northwest of the farmhouse, coachman's cottage and principal hall. The yard previously had modern portal buildings on, but these have since been demolished and all that remains is hardstanding, a garage and partial remains of a concrete structure to the northwest of the site.

The proposal seeks permission to create a natural pool on the site with associated structures such as a gazebo and pergola as well as a change of use of the garage to form a changing room for the pool.

The proposed development would be more domestic in appearance due to the ancillary features, such as a gazebo and pergola, which would alter the agricultural setting and legibility of the listed farmhouse. However, the former modern portal buildings and hardstanding were of no architectural merit, their scale and modern palette of materials detracted from the historic vernacular interest of the listed farmhouse.

The proposed retention of the more openness of the site would be more akin to the historic setting of the buildings (as indicated in Fig.1-3). In addition, the proposed plans indicate a more verdant landscape character to the site which would integrate the yard with the surrounding rural open fields, the latter of which makes a positive contribution to the wider rural setting of the listed farmhouse and hall.

The proposed platform/decking for the pool would be low-rise and, visually, not compete with the surrounding heritage assets. The proposed gazebo and pergola would be sited at the far western and northern part of the site. Whilst these are more domestic in nature, their siting away from the principal and curtilage listed structures would minimise the visual impact of the development on their immediate setting and appreciation.

There would be no material changes to the appearance of the garage. Clarification was provided in email (dated 27/06/25) that the enclosure to the pool area would be a timber post and rail fence to match the height and design of the fence currently to the rear of the garage. This would be sympathetic to the rural character of the site.

Further information was also provided on the proposed lighting design – this would be low-level lighting columns. Whilst the proposed lighting would be more domestic in nature, the scale and low-rise nature of the lighting columns would unlikely detract from the overall appreciation of the vernacular character of the principal listed farmhouse and curtilage listed cottage.

Legislation and Policy

Planning (Listed Buildings and Conservation Areas) Act 1990

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

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 likely have a negligible impact on the setting of the Listed Buildings. The setting of the Listed Buildings would be preserved, which would satisfy the provisions of s.66 of the Act, Section 16 of the NPPF and policy DC2 of the local development framework. There are no objections to the proposal from a conservation perspective.

Conservation Officer: