STAFFORDSHIRE moorlands DISTRICT COUNCIL

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Conservation Team Advice

Date:	8th July 2025
Application Ref:	SMD/2023/0415
Site Address:	The Hollies, Lake Road, Rudyard
Proposal:	Replacement with like-for-like timber balustrade railings

Heritage assets affected:		
Designated Heritage Asset(s):	☒	• Rudyard Conservation Area
Non-Designated Heritage Asset(s):	☐	

Conservation Advice

Summary of Significance

The proposal would be situated in Rudyard Conservation Area, which was designated for its origins as a reservoir constructed c.1797-1801 to supply the Caldon Canal. The area became popular for tourism from the mid-19th century through to the early-20th century after the development of Staffordshire Railway. The area's significance derives from its picturesque beauty with the lake as the focal point, large areas of vegetation and landscaping, historic associations with the development of the canal, popularity as a tourist destination in the Victorian and Edwardian period and collection of 19th century villas. Buildings are predominantly constructed in dark pink gritstone which adds to the quaint charm of the character and appearance of the Conservation Area.

Assessment and Impact

The proposal would involve removal and replacement of the timber balustrading to the first floor at the front of the property. The previous balustrading was 0.9m in height and the replacement would be 1.2m. As shown on the proposed elevations, the detailing would be very similar to that of the previous balustrading with spindles and newel post replicated in the design. The proposed increase in height of the replacement would not dominate or distract from the building's appearance and the proposed use of timber in would be sympathetic to the surrounding historic character of properties in Rudyard Conservation Area.

Legislation and Policy

Planning (Listed Buildings and Conservation Areas) Act 1990

The local planning authority should have a desirability of preserving or enhancing the character and appearance of the Conservation Area (s.72).

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
- Rudyard Conservation Area Appraisal (2016)

Conclusions and Recommendations

In summary, the proposal would have neutral impact on the character and appearance of the Conservation Area and its special interest would be preserved. This would satisfy the provisions of s.72 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: