

## Conservation Team Advice

**Date:** 8<sup>th</sup> July 2025  
**Application Ref:** SMD/2024/0567 & SMD/2024/0569  
**Site Address:** Horton Hall, Tollgate Lane, Horton  
**Proposal:** Proposed new gates and alterations to stone piers to existing Vehicular Entrance to Horton Hall

## Conservation Advice – Amendments

### Assessment and Impact

These comments are based upon the following amended plans and further information received:

- *Site Block Plan ‘as proposed’ – dwg no. AL419 Rev A*
- *Entrance Gates Plan and Elevation ‘as proposed’ – dwg no. AL421 Rev B*
- *Gate Details as proposed – dwg no. AL422 Rev C*
- *Heritage Statement – Revision A (July 2025)*

Previous conservation comments (dated 28<sup>th</sup> January 2025) raised concerns with the design of the proposed close-boarded gate and alterations to the boundary wall, the latter of which forms a separate listed structure to the principal hall. Amended plans have, subsequently, been provided.

The proposed amendments would now maintain the existing opening without removal or alteration to the stone boundary wall, which would help maintain the historic fabric of the listed structure. In addition, the proposed design has been amended to a flat profile metal gate with spearhead railing heads.

The amended plans have also included some detailing on an entry system to be attached to the wall. Due to the size of the system and its placement on a subsidiary entrance to the grounds, this would have a negligible impact on the appearance of the listed buildings.

Whilst there is limited evidence of what style of gate was in this location historically, the proposed amendments have been designed sympathetically to the grander detailing of the hall but are still respectful of the historic hierarchical arrangement of the site in terms of scale and height. The proposed amendments have removed the harm to the designated heritage assets previously identified.

## **Legislation and Policy**

### *Planning (Listed Buildings and Conservation Areas) Act 1990*

The local planning authority should have a desirability of preserving the setting and special interest of the Listed Building (s.16 and 66) and preserving and 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
- Horton Conservation Area Appraisal (2007)

## **Conclusions and Recommendations**

In summary, the proposed amendments have removed the heritage harm previously identified and the setting and special interest of the Listed Buildings and character and appearance of the Conservation Area would be preserved. This would satisfy the provisions of s.16, 66 and 72 of the Act, Section 16 of the NPPF and policy DC2 of the local development framework. Therefore, there are no objections to the proposed amendments from a conservation perspective.

## **Conservation Officer:**