

Conservation Team Advice

Date: 4th August 2025
Application Ref: SMD/2025/0321
Site Address: Hollington House, Main Road, Hollington
Proposal: Listed building consent for proposed internal works required to bring the existing attics back into use as living accommodation as well as associated improvements to parts of the first floor accommodation

Heritage assets affected:		
Designated Heritage Asset(s):	☒	Hollington House – Grade II (listing ref: 1205032)
Non-Designated Heritage Asset(s):	☐	

Conservation Advice

Summary of Significance

The proposal would involve alterations to Hollington House, which is a Grade II Listed Building.

Hollington House (Grade II) is an early-19th century farmhouse constructed in dressed stone and a tiled roof. The significance of the building derives from its retention of historic fabric and plan form, association with the development of rural agricultural buildings in North Staffordshire, vernacular construction influenced by the availability of local materials and polite architectural detailing.

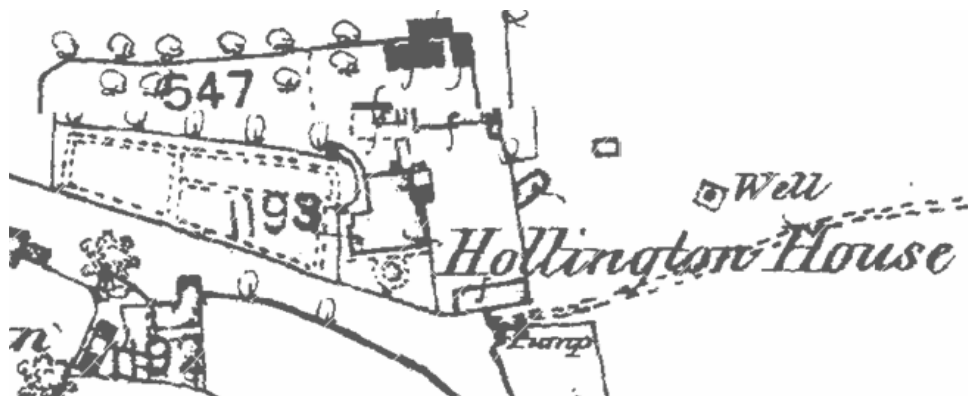


Fig.1 c.1877 OS map

Assessment and Impact

The proposal would involve alterations to facilitate the conversion of the attic to residential accommodation; the works would include internal alterations to the layout and removal of a staircase and installation of rooflights.

Internal alterations

The internal works would involve alterations to the layout on the first floor to create an ensuite bathroom to bedroom 01, removal and relocation of a modern staircase to the second floor and creation of a bathroom to the attic space. The alterations to the layout and removal/relocation of the staircase would likely have a minor harmful impact on the overall significance of the Listed Building, as it would result in the loss of some historic flooring where the new staircase would be sited and would result in minor alteration to the historic proportions of some rooms. It is, however, noted that the detailing of the new staircase would be sympathetic to a period property.

The works would also involve the installation of insulation to the attic space to facilitate the conversion. As noted in the Heritage Statement, the roof structure appears to be a modern 20th century replacement (except the historic roof trusses, which remain in situ). The proposed installation of the wood fibre insulation and plaster boarding would slightly alter the proportions of the attic rooms, but this would not diminish the already modern appearance of the internal roof structure. It is noted that a lime plaster finish is proposed, which is supported from a conservation perspective as it would help maintain the breathability of the historic masonry.

External alterations

Externally, the works would involve the installation of 3 new rooflights and replacement of 2 existing rooflights. The rooflights would be sited discreetly to the rear roofslopes and would not affect the principal elevation of the building. A Clement roof window specification has been provided which illustrates these would be sympathetic conservation-style rooflights that would be installed flush with the roofplane. The replacement of the existing Velux type rooflights with these Clement roof windows would be a slight visual improvement as they are more sympathetic.

As set out in the Heritage Statement, these works would not involve the loss of historic fabric as the roof appears to be a late-20th century replacement. Therefore, the rooflights would have a negligible impact on the overall architectural and historic interest of the Listed Building.

Legislation and Policy

Planning (Listed Buildings and Conservation Areas) Act 1990

The local planning authority should have a desirability of preserving the special interest of the Listed Building (s.16).

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).

Any harm to the significance of a designated heritage asset (from its alteration or destruction, or from development within the setting), should require clear and convincing justification (par.213).

Where a proposed development would lead to less than substantial harm to the significance of a designated heritage asset, this should be weighed against the public benefits of the proposal, including securing its optimum viable use (par.215).

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

Overall, there would be a minor degree of harm to the special interest of the Listed Building arising from the alterations to the internal layout. This would fail to satisfy the provisions of s.16 of the Act. With reference to the planning policies, this would be ‘less than substantial harm’ to the designated heritage asset (par.215 of the NPPF and policy DC2 of the local development framework) but at the lower end of the scale of harm.

There has been clear and convincing justification provided for this level of harm (par.213 of NPPF), and the proposed works have been designed sympathetically to the architectural interest and traditional construction of the building. Therefore, there are no objections to the proposal from a conservation perspective.

For any consent granted, we would suggest the following condition:

- Before the internal plaster to the second floor hereby permitted is installed, a specification for the plaster to be used shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out only in accordance with the approved details. The specification shall define:
 - The mortar mix,
 - The number of coats and finish,
 - Backing and edging materials,

- The relationship to existing finishes and any features of historic interest (such as trusses, chimney breasts and window openings).

Reason: To preserve the special architectural and historic interest of the Listed Building.

Conservation Officer: Megan Atkinson