

Conservation Team Advice

Date: 13th August 2025
Application Ref: SMD/2024/0077
Site Address: Basford Hall, Basford Green Road, Cheddleton
Proposal: Erection of Agricultural and Woodchip Storage Building

Heritage assets affected:		
Designated Heritage Asset(s):	☒	- Lodge Farmhouse – Grade II (listing ref: 1038092) - Lodge to Basford Hall – Grade II (listing ref: 1038134) - Sneyd Farmhouse – Grade II (listing ref: 1038093) - Basford Hall and adjoining buildings – Grade II (listing ref: 1188589) - Basford Hall Farmhouse – Grade II (listing ref: 1038132)
Non-Designated Heritage Asset(s):	☒	Basford Hall Park

Conservation Advice

Summary of Significance

The proposal would be situated within the historic Basford Hall parkland, which is identified on the Historic Environment Record (HER) and the site would also be within the wider setting of several Grade II Listed Buildings on and adjacent to Basford Hall estate.

Basford Hall (Grade II) is a c.1830s country house, extended c.1850s. 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.

Within the historic estate parkland are Basford Hall Farmhouse (Grade II), which is approx. 200m to the south of the site, and the Lodge (Grade II) which is 120m to the east

of the site. Basford Hall farmhouse is a 17th century farmhouse illustrative of vernacular construction with polite architectural influence and association with the estate function as an agricultural holding. The lodge is a mid-19th century lodgehouse with late-19th century extension. It is constructed in dressed stone and tiled roof with Tudor revival detailing.

Outside the historic parkland boundary, are Lodge Farmhouse (Grade II) and Sneyd Farmhouse (Grade II). Lodge Farmhouse dates from late-18th to early-19th century with an attached barn. Sneyd Farmhouse dates from 18th century. Both buildings are illustrative of traditional and vernacular construction and also associated with the growth of agricultural buildings with the Agricultural Revolution from the second half of the 18th century.

Basford park is identified on the historic maps below in a shaded area (Fig.1 & 2) and the extent of the shaded parkland appears to be larger in the later 1920s maps. The development site is situated within the later outline. The difference may have been an accidental omission in the late-19th century mapping as the tree lined avenue on the approach to the hall from Basford Green appears in both maps and would indicate some form of intentional design on the approach to the principal hall. Either way, the land to the north (where the development site is situated) represents a pleasing green landscape surrounding to the hall that is typically associated with the setting of country houses and also provides a positive setting to The Lodge which overlooks this land. Due to possible historic association with the hall and its contribution to the character of the area, this parkland may be considered a Non-Designated Heritage Asset (NDHA) in accordance with the Council's 'Local Heritage Register' selection criteria.

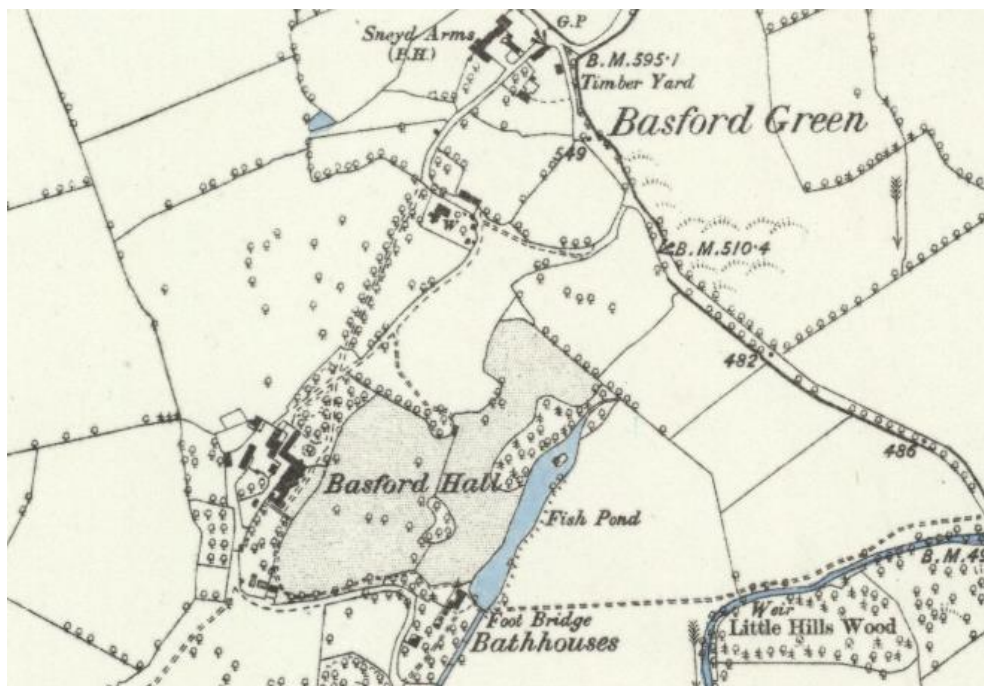


Fig.1 c.1888 OS map [online] (National Library of Scotland)

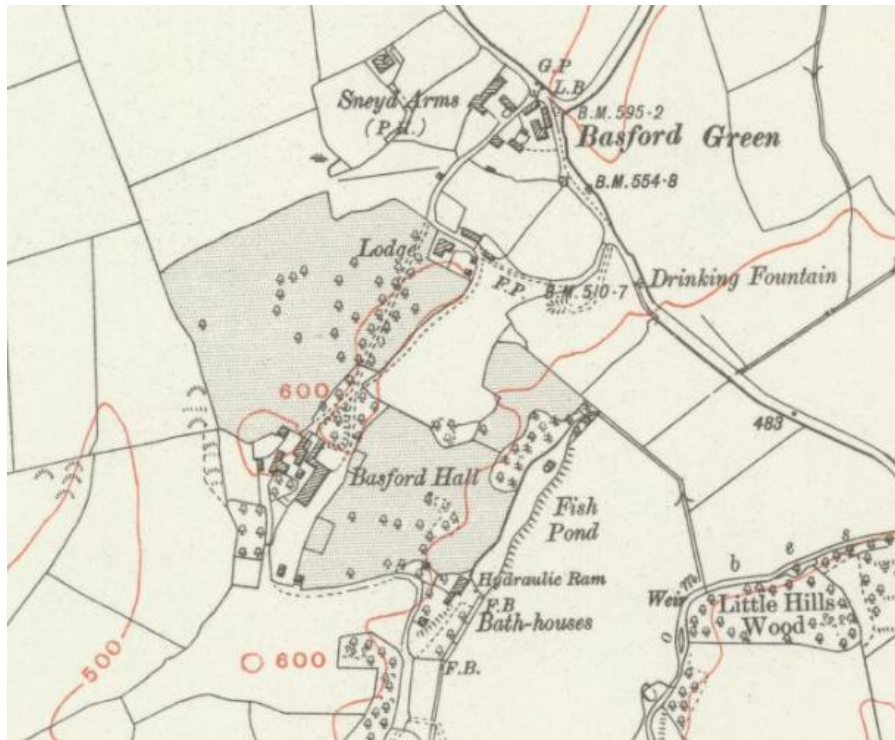


Fig.2 c.1926 OS map [online] (National Library of Scotland)

Assessment and Impact

The proposal is for an agricultural storage shed, situated approximately 130m northwest from The Lodge and Lodge Farm (both Grade II) and 250m north of Basford Hall (Grade II), and situated within the parkland boundary identified on the Historic Environment Record (HER).

The building would be approx. 8.5m (H) x 18m (W) x 24m (L) and would be a portal constructed building, finished in green cladding to the walls and roof and concrete panels to the base. The proposal would also involve the construction of hardstanding access track from the existing access gate off Basford Hall Road.

The site is potentially within some key views overlooking the parkland from The Lodge and Lodge Farmhouse at the entrance to the estate and also visible from an important tree-lined avenue on the approach to Basford Hall to the south. The proposal would likely diminish some of the historic interest with the NDHA of the parkland as it would alter its historic layout and appearance. It is unlikely to impact Sneyd Farm to the north due to the intervening building and landscaping.

The overtly contemporary agricultural form, with a shallow pitched roof, and modern palette of materials would clash with the predominantly traditional and stone constructed buildings that characterise the locality. In addition, the size and scale of the proposed building would be at odds with the surrounding built heritage and has the potential to be a distracting feature within the parkland and landscape setting which

makes a positive contribution to the surrounding designated heritage assets. It is acknowledged there is a modern portal building immediately adjacent to the site (app ref: SMD/2020/0178) but this appears to be a small footprint than the proposal.

At this stage, it is unclear from the submission how the building would sit within the landscape as this area of parkland has an undulating topography. It appears as though the development would sit at the brow of the hill which may accentuate its visual starkness upon the setting and significance of the surrounding designated and non-designated heritage assets. It is not clear if there would be any excavation proposed for the building to sit at a lower height.

It is noted on the proposed site plan that tree landscaping is proposed to along the southern boundary to screen views of the modern addition, which may reduce some of the visual harm. But, as noted above, it is not fully clear what the visual impact of the development would be which limits the ability to determine the level of impact on heritage assets and also the effectiveness of any proposed landscaping.

It, therefore, would be useful if a sectional drawing could be provided to illustrate the building within the topography (and any proposed landscaping) and how this may impact sightlines, notably the sightlines from the east and south where the key heritage assets are situated.

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 Buildings (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).

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).

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining applications and a balanced judgement

will be required in regard to the scale of harm or loss of significance of the non-designated heritage asset (par.216).

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 harmful impact on the setting of several Grade II Listed Buildings within the vicinity and the significance of the parkland which is a Non-Designated Heritage Asset. This would likely fail to satisfy the provisions of s.66 of the Act. With reference to the planning policies, this would be ‘less than substantial harm’ to the setting and significance of the designated heritage assets (par.215 of NPPF and policy DC2 of the local development framework). This would not result in the total loss of significance of the NDHA and would only affect a small portion of the parkland (par.216 of NPPF). At this stage, however, it is difficult to fully determine the extent of visual impact on the setting and significance of these heritage assets and the effectiveness of the proposed landscaping.

It would, therefore, be recommended from a conservation perspective that further information is provided, such as a sectional drawing of the proposal development and landscaping, to illustrate how it would affect sightlines in the setting of these heritage assets.

Conservation Officer: