

Conservation Team Advice

Date: 21st August 2025
Application Ref: SMD/2025/0317
Site Address: 2 Cash Heath Cottages, Cash Heath, Forsbrook
Proposal: Demolition of existing stables and outbuildings, and removal of sheds. Erection of a single domestic storage building.

Heritage assets affected:		
Designated Heritage Asset(s):	☒	Cashheath Farmhouse – Grade II (listing ref: 1253686)
Non-Designated Heritage Asset(s):	☐	

Conservation Advice

Summary of Significance

The proposal would involve alterations within the setting of Cashheath Farmhouse, which is a Grade II Listed Building. The building is a 17th century farmhouse, now two cottages, constructed in coursed stone, bricks and tiled roof. The farmhouse has an asymmetrical façade with projecting gables, mullioned windows, coping and kneelers. The significance of the building derives from its retention of historic fabric, illustrative different phases of development, vernacular construction and association with rural farmhouse building in 17th century Staffordshire. The setting is provided by the surrounding open agricultural fields which make a positive contribution to the agrarian and traditional character of the building.



Fig.1 c.1899 OS map



Fig.2 c.1937 OS map

Assessment and Impact

The proposal would involve removal and replacement of outbuildings situated immediately to the west of the Listed Building.

The existing outbuildings are constructed in timber and have a mixture of roof forms, sizes and orientations. They have quite a cluttered appearance and do not make a positive contribution to the setting of the adjacent Listed Building. However, it is noted that the green finish does somewhat help visually integrate the buildings into the surrounding rural context.

The replacement would be a singular outbuilding with a shallow-pitched roof, finished in timber cladding. It would be approx. 10m (L) x 3.2m (H) x 5m (W) and it is noted in the supporting statement that the volume would be less than the combined volume of the existing outbuildings.

Usually, an outbuilding of this scale, design and palette of materials in such close proximity to a Listed Building would be discouraged from a conservation perspective as its materials and roof form would not respect the traditional and vernacular character of the principal building. However, in this instance, it is recognised that the proposed development would help rationalise the sprawling piecemeal development on the site and reduce the harm caused by the cluttered appearance of the existing outbuildings.

The proposed elevations indicate the new outbuilding would have a stained timber appearance, which would likely create a stark visual contrast to the verdant and rural context. It would be recommended that the cladding is either finished in green (similar to the existing) or left to weather to a silver/grey to help minimise the visual impact on the setting of the designated heritage asset. In addition, it would be useful if clarification on the roof materials could be provided.

Subject to these suggested amendments and clarification on materials, the proposal would unlikely cause further harm to the setting of the Listed Building than the existing.

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).

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

In summary, the proposal would likely result in a negligible impact on the setting of the Listed Building and its special interest would be preserved (subject to clarification on palette of materials). This would satisfy the provisions in s.66 of the Act, Section 16 of the NPPF and policy DC2 of the local development framework. As mentioned above, we would suggest clarification on the following:

- Colour/finish of the timber cladding (e.g. could this be coloured to minimise visual impact?)
- Details of the roof material(s)

Notwithstanding the above, we have no objections to the principle of the proposed development from a conservation perspective.

Conservation Officer: