

DELEGATED DECISION REPORT

SMD/2025/0321
Valid 07/07/2025

**HOLLINGTON HOUSE MAIN
ROAD
HOLLINGTON**

**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**

**(LISTED BUILDING CONSENT -
ALTERATION)**

MAIN ISSUES

- Impact on designated heritage asset

DESCRIPTION OF SITE

The application relates to a Grade 2 Listed farm building. It 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.

PROPOSAL

The proposal seeks listed building consent to complete a programme of 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. The proposed works include:

- Removal of modern staircase from first floor back bedroom (Room 11) and reinstatement of ceiling to restore original layout.
- Removal of modern built in wardrobe in first floor Room 8 in location of original staircase and installation of new, building regulations compliant, staircase constructed in softwood to attics.
- Reinstatement of wall and doorway in first floor Room 8 to separate from attic stairs.

- Removal of modern 'en suite' bathroom from first floor Room 7 to restore original room proportions and features.
- Creation of new doorway from first floor Room 7 to existing bathroom – Room 9 (to be remodelled).
- Creation of new opening between the second floor Room 13 and Room 16 and relocation of the non structural wall between Room 12 and Room 13 to facilitate safe access from the new stairs.
- Changing of existing velux roof lights in 'Range 3' as identified in submitted statement of significance to conservation type in accordance with submitted specification.
- Installation of three additional conservation roof lights to the new second floor stair well (second floor room 12), second floor Room 15 and second floor Room 14 to improve natural light and ventilation.
- Insulation of internal roof and walls in attics.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS1 Development Principles
 SS10 Other Rural Areas Area Strategy
 DC1 Design Considerations
 DC2 The Historic Environment

Checkley Neighbourhood Plan

No relevant policies

National Planning Policy Framework (2024)

Paragraph(s) 1 - 14
 Section(s) 4, 12, 16

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1978/0622 - Construction of a retirement farm bungalow. Approved.
 SMD/1978/1186 – Bungalow. Approved.
 SMD/1981/0322 - Site for two bungalows. Refused.
 SMD/1988/1324 - Conversion of disused shippon to garage and domestic office. Approved.
 SMD/2025/0001 – Listed building consent for repairs and strengthening of the roof structure and second floor wall to front elevation. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 26/08/2025
Neighbour consultation period ends: 25/08/2025
Press Advert: N/A

Public Comments

No public comments have been received.

Town / Parish Comments

No comments have been received from Checkley Parish Council.

Conservation Officer

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.

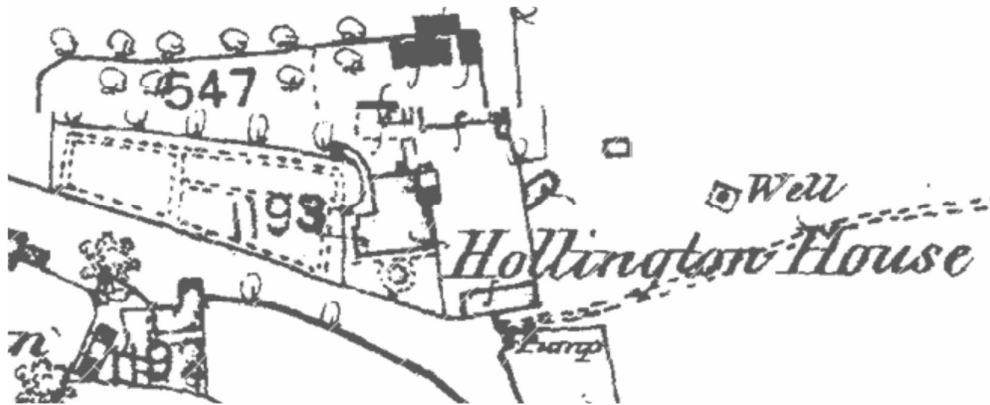


Fig.1 c.1877 OS map

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 roof slopes 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 roof plane. 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.

Historic England

Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application.

We suggest that you seek the views of your specialist conservation and archaeological advisers. You may also find it helpful to refer to our published advice at <https://historicengland.org.uk/advice/find/>

It is not necessary to consult us on this application again, unless there are material changes to the proposals. However, if you would like advice from us, please contact us to explain your request.

OFFICER COMMENTS

Policy Context

Section 38(6) of the Planning and Compulsory Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in assessing planning applications the Local Planning Authority has a duty to have special regard to the desirability of preserving the building or its setting or any features of architectural or historic interest.

Policy DC2 seeks to protect the historic environment

Principle of Development

The main issues in this application are the impact of the proposals on the historic integrity of the Listed Building.

The principle of development can only be deemed acceptable if the integrity of the asset including its significance is conserved and enhanced where possible in line with Policy DC2 and the NPPF.

Impact on the Heritage Asset

Hollington House is Grade II listed. As such, the proposed development is subject to policy DC2 of the Local Plan (2020) and restrictive policies set out within Chapter 16 of the NPPF (2024) which relate to the conservation and enhancement of the historic environment.

Policy DC2 of the local plan seeks to safeguard, and where possible, enhance the historic environment which includes designated heritage assets and listed buildings and conservation areas.

Paragraph 212 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

Paragraph 213 goes on to say that: "any harm or loss [to a heritage asset] should require clear and convincing justification."

Paragraph 215 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

The Conservation Officer of the Council has been consulted on the application and concluded that there would be a minor degree of harm to the special interest of the Listed Building arising from the alterations to the internal layout. However, 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, the Conservation Officer does not object to the proposal.

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. It would result in the loss of some historic flooring where the new staircase would be sited, resulting in minor alteration to the historic proportions of some rooms. This being said, the detailing of the new staircase would be sympathetic to a period property.

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. However, 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.

The rooflights would be sited discreetly to the rear roof slopes 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 roof plane. 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.

Given the above, it is concluded that the proposals accord with policy DC2 of the adopted Local Plan. Whilst the proposals will cause less than substantial harm in the context of paragraph 215 of the NPPF, the public benefits which will ensure that the building will be viable for the future, outweighs any identified harm.

CONCLUSION / PLANNING BALANCE

In determining this application the LPA has a statutory duty, under Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, to consider the impact of the proposal on the special architectural and historic interest of the listed building affected, and its setting. Furthermore, paragraph 212 of the Framework states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The proposed works can be supported based on the benefit of ensuring that building is preserved and maintained for the future.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Hannah Varley
Recommendation Date: 28/08/2025

X 

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council