

DELEGATED DECISION REPORT

SMD/2025/0058
Valid 29/01/2025

BATH HOUSE BASFORD
HALL ROAD
BASFORD
LEEK

APPLICATION FOR LISTED
BUILDING CONSENT FOR -
INTERNAL ALTERATIONS
AND RE-ROOFING

(LISTED BUILDING CONSENT -
ALTERATION)

MAIN ISSUES

The impact on the character and appearance of a listed building
The impact on the ecological value of the site

DESCRIPTION OF SITE

The site lies within the open countryside about a mile to the south-east of Cheddleton village and is within the Basford Hall estate. It comprises a Grade II listed dwellinghouse, The Bath House, just over 100m to the south-east of Basford Hall and which is within the same ownership. It is at the end of the long driveway which weaves around the estate and connected to Basford Green, a country lane to the north. This is being used as a holiday let along with a number of other buildings on the Basford Hall estate. There is also a circular folly tower, also Grade II listed, within the application site and a short distance to the south of The Bath House. There is a pond to the north-east with “cascade” running along the south-west boundary of the site. To the south-west of the site is another dwelling, Rock Cottage, also within the same ownership as the Basford estate. Both the Bath House and Rock Cottage are being advertised as holiday lets and may previously have been rented out as dwellings under longer term tenancy agreements. The site is otherwise surrounded by open land forming part of a country estate and is on land which slopes downwards towards the south-east from Basford Hall.

The site is not in the Green Belt.

PROPOSAL

This is a Listed Building Consent for works to The Bath House holiday let. A Heritage Statement has been submitted and lists the proposed works as follows:

The removal of existing ‘modern’ kitchen and addition of new kitchen at ground floor level;

The addition of new timber stud partitions to create stair enclosures (to meet building regulations standards) and compartmentation within the building to improve the internal layout of the building;

The forming of openings in/removal of existing 'modern' internal walls inserted in the late 20th century as indicated on the supporting drawings;

The replacement of 'modern' internal doors with solid timber, timber boarded and fire-rated doors (where necessary);

The conversion of two existing bedrooms into bathrooms including the addition of bathroom fittings and openings within the floor and walls to allow for pipework to and from the fittings;

A new low profile conservation rooflight is proposed within the roof above proposed bedroom 3

The removal of existing 'modern' C20 (1972 onwards) floor finishes to be replaced with high quality finishes;

Re-roofing the existing pitched roof; removing the ornamental 'snub nose' plain clay roof tiles, bitumen membrane and roof battens, and replacing with a new TLK Batsafe breather membrane installed on new treated timber battens with the existing roof tiles replaced to match existing.

Renewing the existing lead flashings with new Code 6 lead abutment flashings.

The removal of existing bitumen flat roof, to be replaced with a lead-coloured single ply membrane and addition of thermal insulation to the flat roof areas.
Repainting the existing plaster internal walls throughout, however retaining the existing area of exposed stonework 'as existing'

The replacement of existing metal single glazed casement windows with new W20 metal casement double glazed windows, as shown on the supporting drawing 2420 AL28

Carrying out 'like-for like' replacement of existing insulated dry-lining to improve the performance of insulation as indicated on the supporting drawings

The installation of new underfloor heating system at lower ground floor level

Amendments to the works were submitted in late March 2025.

An amended site plan and block plan were also submitted and show the removal of an existing timber log store/shed from the plans and adds mitigation measures for swallow nests (found inside the tower) in the form of four bird boxes in the woodland to the west of the site. There are also bat mitigation measures shown in the form of four bat boxes in the woodland, six bat tiles on The Bath House and two bat tubes on The Bath House.

A Bat & Bird Survey Ecology Report was submitted with the original application (dated Nov 2024). In late April 2025, an amended Bat & Bird Survey Ecology Report was submitted.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

- DC1 Design Considerations
- DC2 The Historic Environment
- NE1 Biodiversity
- E4 Tourism & Cultural Development

National Planning Policy Framework (Feb 2025)

Sections 6 (Economy), 12 (Design), 15 (Natural Environment) and 16 (The Historic Environment).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2024/0427: Full planning application for small swimming pool and landscaping works within the curtilage of The Bath House. Approved and built.

SMD/2025/0048 and 0049: Concurrent application at the site to convert the folly tower into ancillary accommodation to The Bath House and corresponding Listed Building Consent. Pending.

CONSULTATIONS

Publicity

Site Notice expiry date: 11.03.25

Neighbour consultation period ends: 11.03.25

Press Advert: 12.02.25 (Development Affecting a Listed Building).

Public Comments

None.

Parish Council Comments

Cheddleton Parish Council have no objection provided it meets the Conservation legislation.

Historic England

We suggest that you seek the views of your specialist conservation and archaeological advisers.

Conservation Officer

The application form mentions the works would involve some internal alterations and re-roofing. The internal works would include the re-lining of walls, ceilings and floors

and some minor alterations to the layout. The roofing works would include relaying the tiled roof, upgrading membranes underneath and replacing the bitumen to the flat roof of the tower to the bathhouse.

In addition to the above, the proposed plans indicate the works would involve replacement of all windows, installation of a rooflight to the rear, alterations to external lighting, installation of bat access tiles and boxes, installation of some vents to the exterior and replacement rainwater goods. These works need to be included in the description of works for the application as well as they would alter the special interest of the Listed Building.

The proposed elevations also show new railings and terracing adjacent to the bath house. However, this would likely be considered 'development' within the grounds of a Listed Building and therefore require planning permission.

In summary, there would be a minor degree of harm to the special interest of the listed building, mainly arising from the proposed double glazing. This would be contrary to 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.

As set out above, there is likely public benefits in terms of improving thermal efficiency which may balance or outweigh this minor degree of heritage harm (par.215 of NPPF).

There are no objections to the principle of the proposal from a conservation perspective. However, we would suggest an alteration to the description of the proposal and some further technical details on the proposed works would be required to ensure they would best conserve the architectural and historic interest of the Listed Building.

In response to the amended plans received on 24th March

The updated window schedule illustrates the different window types, and that the proposed styles would mimic the existing and would be coloured black. The information provided also outlines that any existing timber joinery to be retained will be painted white.

As stated previously, the alterations of the windows to double glazing would have a minor harmful impact on the significance of the Listed Building. However, the slimline profile would minimise some of the visual impact and there would likely be minor public benefits in terms of energy efficiency which would balance or outweigh this harm.

Conclusion

In summary, there would be a minor degree of harm to the special interest of the listed building, mainly arising from the proposed double glazing. This would be contrary to 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 are likely minor public benefits in terms of improving thermal efficiency which may balance or outweigh this minor degree of heritage harm (par.215 of

NPPF). There are no objections to the principle of the proposal from a conservation perspective.

Staffordshire Wildlife Trust

No objection subject to conditions which request further details of lighting, bat and bird mitigation measures design and a CEMP.

OFFICER COMMENTS

The works cumulatively are considered to result in a minor degree of harm, particularly the proposed double glazed units. Amended plans were received to provide more details of the windows. The Conservation Officer maintains that minor harm would still result but that the harm is less than substantial and the benefits of the works to the building, which include improving thermal efficiency, outweigh the level of harm. There is also the public benefit of the proposal in helping the continuation of a viable use for the building (as rented accommodation or holiday let) which in turn helps to prevent it from going into disrepair. The Conservation Officer therefore raises no objection subject to conditions. The application therefore complies with Policy DC1 and DC2 of the Local Plan and is in line with the guidance in Section 16 of the NPPF.

The application Description of Development has been altered to include further works proposed such as the insertion of rooflights.

With regard to ecological impact, a Bat Survey Report revealed the building was used by bats and contains a roost. However, Staffs Wildlife Trust (SWT) does not object subject to conditions which require a CEMP and bat and bird mitigation measures which include bat tiles and bat tubes attached to the roof. As this is a listed building consent application, only the conditions relating to works to the building (e.g. works methodologies and insertion of bat tiles and tubes) have been applied. In any case, those conditions alone would ensure that protected species are protected and mitigation provided to ensure no ecological harms and therefore compliance with Policy NE1 of the Local Plan and Section 15 of the NPPF.

CONCLUSION

The proposal on the basis of the amended plans would not significantly harm the character and appearance of a listed building with the safeguard of further appropriate conditions and the benefits of the works would outweigh the minor degree of harm caused by the insertion of double glazed windows. The proposal would comply with the Council's Local Plan and the government planning guidance contained in the National Planning Policy Framework (NPPF).

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 10.9.25

X 

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council