

Conservation Team Advice

Date: 30th September 2025
Application Ref: SMD/2025/0383
Site Address: 15 The Island, Riverside Road, Upper Tean
Proposal: Proposed two storey and single storey rear extension and entrance porch

Heritage assets affected:		
Designated Heritage Asset(s):	☒	Upper Tean Conservation Area
Non-Designated Heritage Asset(s):	☐	

Conservation Advice

Summary of Significance

The proposal would be situated in Upper Tean Conservation Area which was primarily designated for its collection of buildings association with the development of transport infrastructure and the tape industry from the mid-18th century, the latter of which dominated employment in the village through to the mid-20th century. At the centre of the village lies a former mill complex along a tightly knit linear arrangement of buildings along the high street. To the fringes of the settlement are clusters of workers cottages. Typically, buildings are constructed in red brick walling with Staffordshire blue plain tiles. 15 The Island is visible on the historic mapping (Fig.1 & 2) and makes a positive contribution to the character and appearance of the Conservation Area due to traditional form and palette of materials.

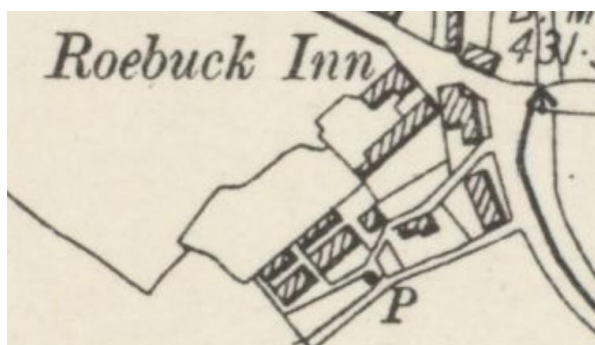


Fig. 1 c. 1901 OS map [online] (National Library of Scotland)

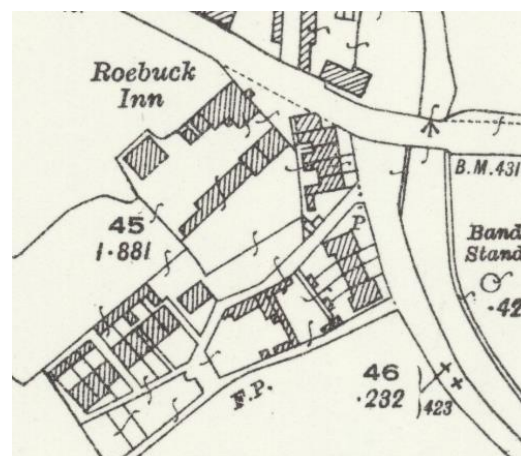


Fig. 2 c. 1924 OS map [online] (National Library of Scotland)

Assessment and Impact

The proposal would involve demolition of a conservatory, construction of a 2-storey extension, 1-storey lean-to extension and construction of a lean-to porch.

The building is an L-plan formation, orientated along a public highway. The removal of the conservatory would not affect the significance of the Conservation Area. The proposed porch would be a simple lean-to facing southwest. The proposed single storey extension would be a lean-to design, facing onto the garden. Both additions would be subordinate to the principal dwelling in height, scale and design. In addition, these extensions would be constructed in brick and plain tile to match the existing which would be sympathetic to the dwelling and Conservation Area.

It is also proposed to construct a 2-storey side extension, which would extend the elevation facing onto the highway. This extension would be set down from the ridgeline, which would help create a subservient appearance. Similar to the other extensions, this would also be constructed in brick with a pitched plain tile roof to match the existing dwelling. However, the proposed design of the eastern elevation would have large expanses of glazing in an apex design. Coupled with the bi-fold doors on the single storey extension, these features would create a visually jarring and overtly contemporary design to this elevation which would clash with the more vernacular character that surrounds the site. Due to the scale and height of the 2-storey extension, the large expanses of glazing in this extension would be more visually distracting and dominating than the 1-storey extension.

It is recognised that there are some trees along The Island which may screen views of this, but 'character' is not intrinsically linked to what can be viewed from public vantage points. The overtly contemporary design would not be sympathetic to the character and appearance of the Conservation Area, and it would be recommended that this gable end is redesigned to respect and harmonise better with the historic environment.

It is also noted that 'conversion' is mentioned in the supporting Design & Access Statement - is this a typo or is conversion of a building also involved in the proposed development?

Legislation and Policy

Planning (Listed Buildings and Conservation Areas) Act 1990

The local planning authority should have a desirability of preserving or enhancing the character and appearance of the Conservation Area (s.72).

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 have a minor-moderate harmful impact on the character and appearance of the Conservation Area. This would fail to satisfy the provisions of s.72 of the Act. With reference to the planning policies, this would be ‘less than substantial harm’ to the designated heritage asset (par.215 of NPPF and policy DC2 of the local development framework). There are no clear and convincing justification for this level of harm and no heritage-related public benefits would arise from the proposal that would balance or outweigh this level of harm (par.213 and 215 of NPPF). As noted above, it is considered alterations to the design could reduce or remove this heritage harm. We object to the proposal from a conservation perspective and suggest the following:

- Redesign of the gable end of the 2-storey extension
- Clarification on ‘conversion’ wording in the Design & Access Statement

Conservation Officer: Megan Atkinson