

Conservation Team Advice

Date: 13th October 2025
Application Ref: SMD/2025/0408
Site Address: Hardie House, 22 Church Lane, Checkley
Proposal: A single storey and a two storey side extension

Heritage assets affected:		
Designated Heritage Asset(s):	☒	• Checkley Conservation Area • Church of St Mary – Grade I (listing ref: 1037959) • Churchyard wall and gates – Grade II (listing ref: 1374672)
Non-Designated Heritage Asset(s):	☐	

Conservation Advice

Summary of Significance

The proposal would be situated in Checkley Conservation Area and within the wider setting of the Church of St Mary and its wall, both of which are listed.

Checkley Conservation Area encompasses the historic core of the hamlet. The area was designated for its medieval origins, with predominantly 18th and 19th century cottages and houses clustered at the centre and dominated by St Mary's and All Saints' Church. The buildings are typically constructed in red brick walling, some rendered or limewashed, with Staffordshire blue tile roofs. Hardie House is a modern late-20th century house constructed in brick and tile roof, it makes a neutral contribution to the character and appearance of the area.

The church of St Mary's (Grade I) is an impressive parish church, with Norman origins and later 14th and 15th century additions and reconstruction during 17th century. The building is of high architectural value, illustrative of Norman round headed arched detailing and Perpendicular and Decorated gothic detailing. The churchyard is enclosed by 18th century walls and gates (Grade II).

Assessment and Impact

The proposal seeks to construct a 1 and 2-storey side extension. The existing dwelling has an asymmetrical roof form and the proposal seeks to constructed a projecting 2-storey gabled extension to the side (south) elevation. Whilst this would result in an

unusual roof plan that is not typical of the traditionally constructed buildings elsewhere in the Conservation Area, the 2-storey extension would be sited alongside an existing projection to the south. It would not result in a marked visual increase in the bulk or massing of the property and would not result in a visual dominating or distracting feature in the Conservation Area. The proposed extension would be finished in bricks and tiles to match the rest of the property.

A flat roofed 1-storey addition and balcony would also be added to this elevation. Given the intervening parts of the dwelling, this would unlikely impact key views of the designated heritage assets.

Overall, the proposal would have a negligible impact on the character and appearance of the Conservation Area and setting of the Listed Buildings.

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) and 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).

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 result in a neutral impact to the character and appearance of the Conservation Area and setting of the Listed Buildings. Their significance would be preserved, which would satisfy the provisions of s.66 and 72 of the Act, Section 16 of the NPPF and policy DC2 of the local development framework. There are no objections to the proposal from a conservation perspective.

For any consent granted, we would suggest the following conditions:

- All new walls and roofs for the extensions hereby approved shall be constructed in bricks and tiles to match the existing in their material, type, colour and texture and retained as such for the lifetime of the development.

Reason: In the interests of visual amenity.

Conservation Officer: Megan Atkinson