

Conservation Team Advice

Date: 31st October 2025
Application Ref: SMD/2025/0364
Site Address: Barn off Meadowside View, Alton
Proposal: Conversion of barn to dwelling

Heritage assets affected:		
Designated Heritage Asset(s):	☐	
Non-Designated Heritage Asset(s):	☒	Barn, Saltersford Lane – HER ref: MST12780

Conservation Advice

Summary of Significance

The proposal would involve conversion of a barn, which is identified on the Historic Environment Record and visible on 19th century mapping. The building is constructed in squared coursed stone and pitched tile roof. The appear to have been some modern alterations, such as rooflights installed, but otherwise the building retains it modest vernacular character. The significance derives from its retention of historic fabric and plan form, illustrative functional character and vernacular construction. With reference to the Council's Local Heritage Register SPD, the building would likely meet the 'architectural interest' in the selection criteria.

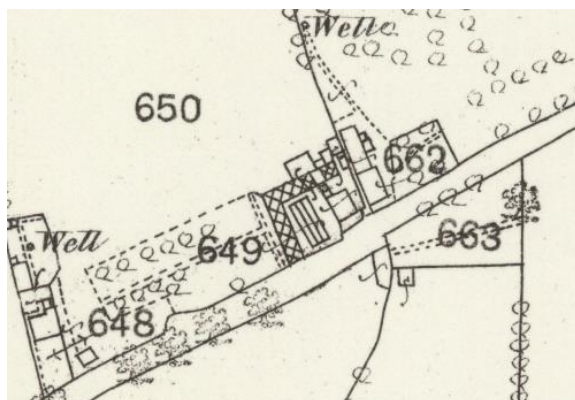


Fig.1 c.1881 OS map [online] (National Library of Scotland)



Fig.2 c.1922 OS map [online] (National Library of Scotland)

Assessment and Impact

The proposed conversion seeks to utilise the existing openings well which would help maintain the overall character of the building. There are no extensions proposed to the building which would help maintain the form and vernacular interest of the building. The

Planning Statement mentions that there would be no windows to the north or south elevations and the proposed elevation indicates the existing openings on these elevations in orange – is it proposed to infill these openings?

Overall, however, the proposal would have minor harmful impact on the significance of the NDHA as it would introduce domestic features and appearance to the building. But this impact has been reduced by minimal alterations and retention of the existing openings.

Legislation and Policy

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).

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining applications and a balanced judgement will be required in regard to the scale of harm or loss of significance of the non-designated heritage asset (par.216).

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
- Staffordshire Moorlands Design Guide (Adopted 2018)

Conclusions and Recommendations

In summary, the proposal would likely result in a minor harmful impact on the significance of the Non-Designated Heritage Asset (NDHA) as it would domesticise the agrarian character of the building. However, as set out above, the proposed conversion has been designed relatively sympathetically to reduce and minimise the visual impact of these domestic alterations. On balance, the proposal would not result in total loss of significance of the NDHA (par.216 of NPPF and policy DC2 of the local development framework) and it seeks to find a long-term use for the building. There are no objections to the proposal from a conservation perspective.

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

- No works shall commence until a programme of historic building recording in accordance with Historic England's 'Understanding Historic Buildings: A Guide to Good Recording Practice' Level 1-2 has been submitted to and agreed in

writing by the Local Planning Authority. Following approval of the submitted report, the completed building recording report shall be deposited with the relevant Historic Environment Record (HER) within 1 month of this agreement.

Reason: To ensure and safeguard the recording and inspection of matter of historic importance associated with the building.

- No development shall be commenced in respect of the features identified below, until details of their design, fixing and finish in the form of manufacturer's specification or drawings and sections at a scale of not less than 1:10 have been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be undertaken and retained for the lifetime of the development in accordance with the approved details.
 - External windows including roof windows, doors and their immediate surroundings, including details of glazing and glazing bars
 - Any external flues and vents
 - Details of any infill materials for openings on the north and south elevations
 - Details of any alterations to boundary treatments

Reason: In the interests of visual amenity and to conserve the character of the Non-Designated Heritage Asset.

Conservation Officer: Megan Atkinson