

# PROPOSED REAR EXTENSION AT BROOKLANDS

IPSTONES, STAFFORDSHIRE MOORLANDS

## HERITAGE STATEMENT

NOVEMBER 2025

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### *The application site*

The application property is Brooklands, 79 Brookfields Road, Ipstones, in the district of Staffordshire Moorlands, Staffordshire.



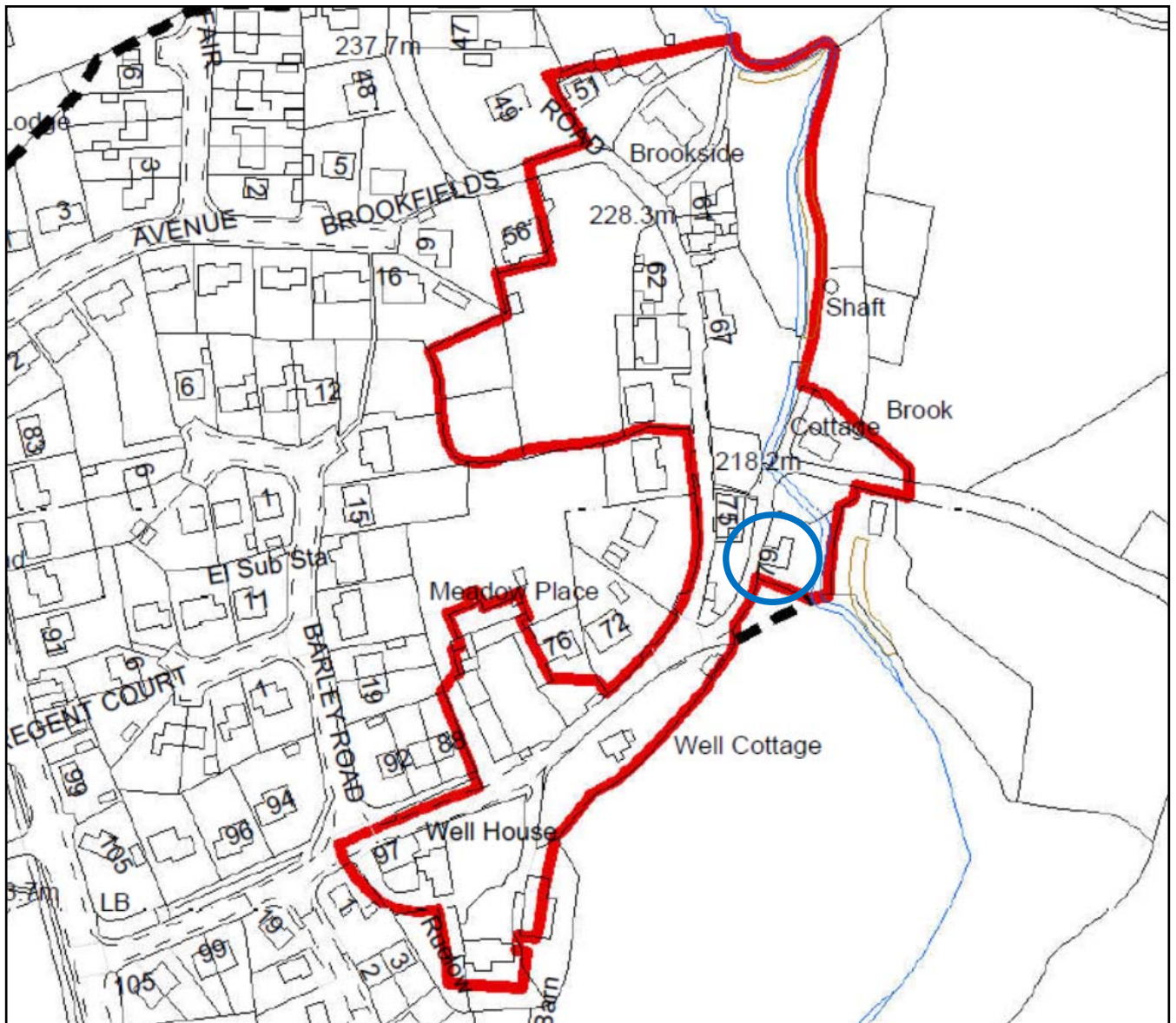
*Location of the proposal building*

### *The proposal*

Consent is sought for a single-storey extension to the side of the application property.

### *Heritage designations*

The proposal building stands within Ipstones Conservation Area. There are also three Grade II listed buildings in close proximity on Brookfields Road: Meadow Place Farmhouse, a barn at Meadow Place Farmhouse and East View.



*Location of the application property within the conservation area*

### *Heritage impact*

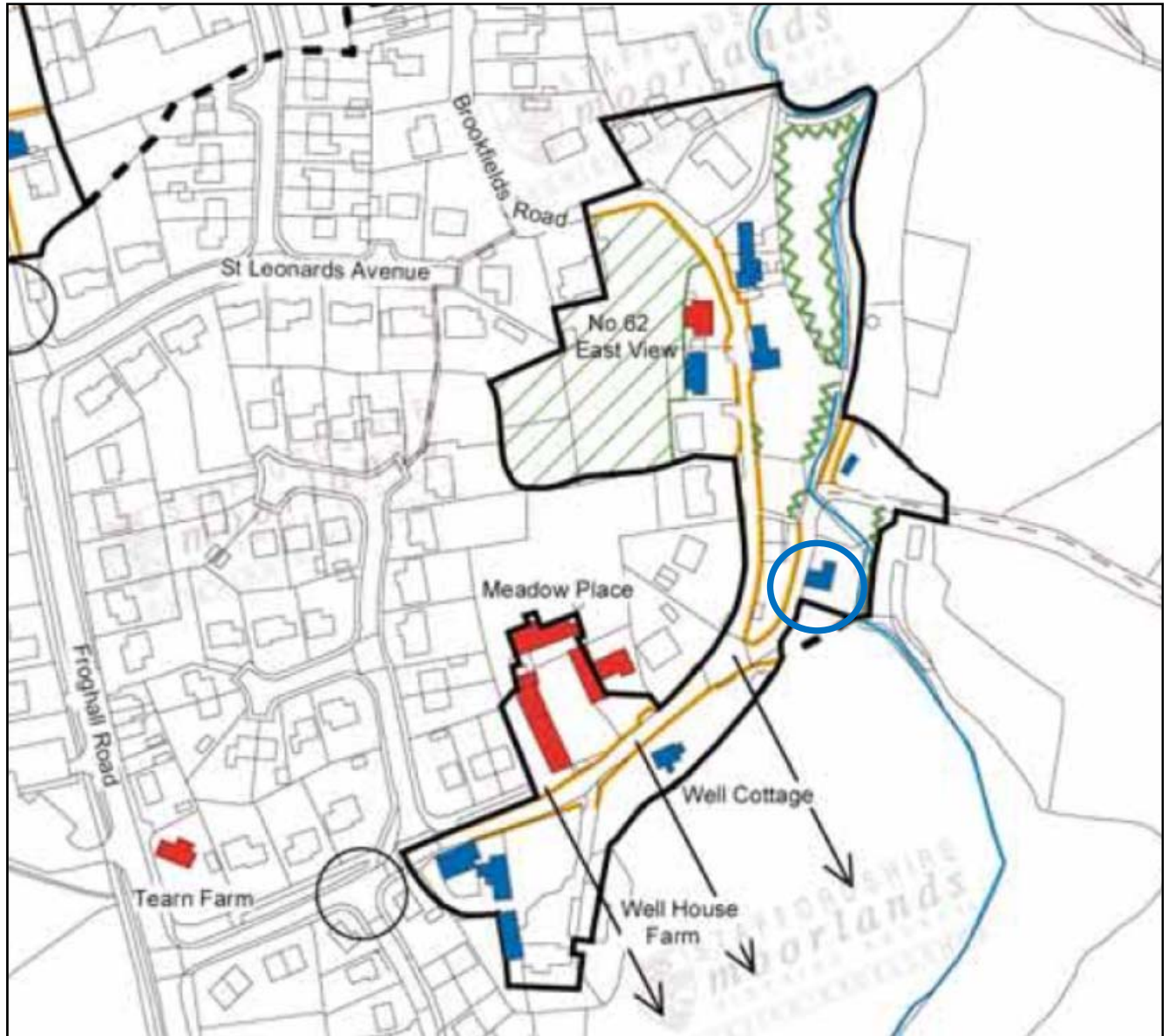
The heritage consideration arising is the potential impact upon the significance (i.e. heritage interest and value) of the conservation area. Owing to separation distance and the modest nature of the proposal, it is considered there is no material effect on the setting of the listed buildings.

### *Significance of the conservation area*

The significance of the conservation area derives from its character and appearance as an attractive moorland village, comprising houses, inns and workers' terraces, with former farmsteads and smallholdings on its fringe. This significance is therefore embodied in its buildings, roads and spaces and the public views in which they are experienced.

## *Contribution of the application building*

Brooklands stands within a detached portion of the conservation area which is centred on Brookfields and characterised by random stone cottages and farms. It is described in the council's 2007 character appraisal as making a significant contribution to the conservation area.



*The application property is cited as a significant building, as indicated by blue shading*

## *Policy context*

Chapter 16 of the National Planning Policy Framework (December 2024) contains the government's guidance on how planning applications affecting the historic environment should be determined. Paragraph 210 states that local planning authorities should take account of:

- *The desirability 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, and*

- *The desirability of new development making a positive contribution to local character and distinctiveness*

Regarding designated heritage assets, paragraph 212 states that ‘*great weight*’ should be given to their conservation and the more important the asset, the greater that weight should be. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

In the local planning context, policy DC2 (The Historic Environment) of the Staffordshire Moorlands Local Plan (adopted 2020) states the council will conserve and where possible enhance heritage assets in a manner appropriate to their significance.

### *Effect of the proposal*

The proposal seeks consent for a modest single-storey extension in brick to replace an existing modern conservatory. The extension is subservient to the host building and harmonious in terms of its appearance and materiality. The proposal will therefore have no harmful effect upon the contribution made by the application building to the conservation area, whose character, appearance and significance will accordingly be sustained.

The proposal thereby accords with both national guidance and local heritage policy and merits approval without delay.