

Conservation Team Advice

Date: 9th January 2026
Application Ref: SMD/2025/0515
Site Address: Foxbank Cottage, Cheadle Road, Oakamoor
Proposal: Erection of replacement garage

Heritage assets affected:		
Designated Heritage Asset(s):	☒	• Oakamoor Conservation Area • Sunnyside – Grade II (listing ref: 1037854) • Church of Holy Trinity – Grade II (listing ref: 1286654)
Non-Designated Heritage Asset(s):	☐	

Conservation Advice

Summary of Significance

The proposal is situated in Oakamoor Conservation Area and the wider setting of two Grade II Listed Buildings.

Oakamoor Conservation Area encompasses the village situated on a wooded northern bank of the Churnet Valley. The area has been designated for its industrial origins, with various metalworks historically located along the river. The area is characterised by former industrial buildings and terraced workers housing along the river and more sporadic and detached larger houses to the southwest, on elevated topography. Typically, buildings are constructed in rendered brick, with some stonework prevalent, and Staffordshire blue tile roofs. As identified in the Conservation Area Appraisal, Foxbank Cottage makes a positive contribution to the character and appearance of the Conservation Area.

Sunnyside (Grade II) is a late-18th century house constructed in Flemish bond brickwork with ashlar quoins and a pitched plain tile roof. The building is a grand 3-storey house with high architectural detailing and on 1930s OS mapping it is annotated as the Police Station.

Church of Holy Trinity (Grade II) is a c.1832 parish church designed by J.P. Pritchett of York, constructed in pink ashlar with a west tower, crenelated parapets and Gothic detailing.

Assessment and Impact

The proposal seeks to demolish and replace a detached garage to the rear of Foxbank Cottage.

The existing garage is modern, constructed in brick and a pitched tiled roof with the apex facing towards to road. Whilst it is a modest sized building and set-back from the roadside, the modern brickwork and orientation of the gable are unsympathetic features to the traditional character of buildings in the Conservation Area.

The proposed replacement garage would be approx. 5.8m (H) x 9.5m (L) x 7m (D) which would be an increase in the dimensions of the existing garage. The proposal seeks to reorientate the building so that the ridgeline runs parallel to the road, which would result in a more traditional form. The replacement garage would be constructed in lbstock cottage mixture bricks, the photo example of which appears a better match to historic brickwork in the area, although it still might be beneficial to see a sample. The proposed rooftiles would be Staffordshire blue clay tiles, which would be an enhancement to the existing concrete tiles. In addition, the proposed garage doors would be side hung style doors which is a slight visual enhancement to the modern up-and-over style.

Although the scale and size of the building would be enlarged which may increase some of the visual prominence of the structure, the proposed design and palette of materials would be more sympathetic to the traditional character and appearance of the surrounding designated heritage assets. Nevertheless, it would still be recommended that the rooflights to the front elevation are removed as these are quite domestic features which diminish the ancillary functional character of the building and, given the prominence of this garage from public vantage points in the Conservation Area and in the foreground of the Listed Building, these could be a slightly distracting feature.

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
- Oakamoor Conservation Area Appraisal (2016)

Conclusions and Recommendations

Subject to the removal of the rooflights to the front elevation, the proposal would likely have a negligible impact on the character and appearance of the Conservation Area and setting of the Listed Buildings 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 would be no objections to the principle of the proposal from a conservation perspective.

Notwithstanding the recommended alteration, we would suggest the following conditions for any approval granted:

- Before any construction occurs above damp proof course (DPC), samples of all new bricks, stone (for lintels) and rooftiles to be used in the development hereby permitted shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out only in accordance with the agreed brick, stone and rooftile details.

Reason: In order to preserve or enhance the character and appearance of the Conservation Area and preserve setting of the Listed Buildings.

- 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.

- i. Ridge, verge and eaves details
- ii. Rooflights
- iii. Garage door

Reason: In order to preserve or enhance the character and appearance of the Conservation Area and preserve the setting of the Listed Buildings.

Conservation Officer: Megan Atkinson