

Conservation Team Advice

Date: 13th January 2026
Application Ref: SMD/2025/0509
Site Address: Lytchgate Cottage, Church Bank, Caudon
Proposal: Listed building consent for replacement windows and front door, to replace front porch by an unenclosed tiled door canopy, to replace rainwater goods and external lighting and to remove TV antenna

Heritage assets affected:		
Designated Heritage Asset(s):	☒	Lytch Gate – Grade II (listing ref: 1192471)
Non-Designated Heritage Asset(s):	☐	

Conservation Advice

Summary of Significance

The proposal would involve alterations to Lytch Gate, which is a Grade II Listed Building. The building is a 18th century cottage, with 19th century addition. The building is constructed in squared rubble stone with a plain tile roof and two eaves dormers. The building's significance derives from its retention of historic fabric and plan form, illustrative vernacular construction and detailing influenced by the availability of local materials.

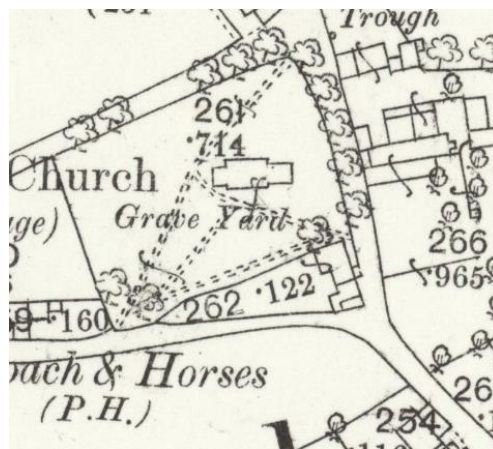


Fig.1 c.1881 OS map [online] (National Library of Scotland)

Assessment and Impact

The proposal would involve external alterations, including replacement windows and front door, replacement rainwater goods, reinstatement of stone mullions to the ground floor, replacement external lighting, removal of a TV antenna and installation of a timber canopy.

Replacement windows and doors

The existing windows are modern and a mixture of stormproof timber casement windows with faux leaded light detailing and a upvc window to the rear. The front door is a modern timber door. All the windows and external door are not historic and do not make a positive contribution to the special interest of the Listed Building.

The proposed replacement windows would be flush fitting side-hung casements painted cream which would be more sympathetic in their design. The supporting information mentions the replacements would be double glazed – a 21mm wide unit with plant-on glazing bars. In general, double glazing is discouraged in Listed Buildings as it is a non-traditional feature and can often result in bulkier frames which does not replicate historic detailing. However, given the proposal seeks to improve the fenestration design there could be a case for double glazing in this instance. Nevertheless, we would still recommend that the replacement windows are slimline double glazed (i.e. 16mm profile or less) and have integral glazing bars to minimise the visual impact of the double glazing. The general principle of this would accord with Historic England's (2024) 'Adapting Historic Buildings for Energy and Carbon Efficiency' advice note.

The proposed replacement front door would be raised and fielded timber panelled door, coloured sage green. This would be more sympathetic design to the historic architectural interest of the building and enhance the building's appearance.

The modern faux heritage shutters would be removed from the windows, which would have a negligible impact on the significance of the Listed Building as these are not historic.

Canopy

The building currently has a timber trellis and pitched roof canopy above the front door. It is proposed to replace this with a pitched roof canopy attached to the Listed Building. The proposed design of the canopy would have verge boards, central brace and timber supports. The proposed detailing is more reminiscent of a late-Victorian or Edwardian property which typically had deep verge and bargeboard detailing. It would appear a bit discordant with the traditional detailing of the 18th century cottage and would overlap the stone surround to the door.

Historically, the building likely did not have a canopy or porch. If the proposal is seeking to restore a historic appearance to the building then, ideally from a conservation perspective, it would be preferable to see the existing removed. However, it is

acknowledged there is something currently in situ. A flat stone canopy or a lean-to canopy may be more appropriate, depending on how they were detailed.

Other alterations

The Design, Access & Heritage Statement mentions that stone mullions would be reinstated to the front elevation, which in principle would be an enhancement to the building's appearance.

The proposed removal of the antenna and lanterns to the front and replacement of upvc rainwater goods with cast metal would be an enhancement to the building's appearance and significance.

Legislation and Policy

Planning (Listed Buildings and Conservation Areas) Act 1990

The local planning authority should have a desirability of preserving the special interest of the Listed Building (s.16).

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, we are supportive of the principle of reinstating mullions and more sympathetic palette of materials to the windows and rainwater goods as these would be an enhancement to the special interest of the Listed Building, which would comply

with the provisions of s.16 of the Act, Section 16 of NPPF and policy DC2 of the local development framework.

However, there are a few details which may result in minor-moderate degree of harm to the Listed Building including the double-glazing thickness, replacement external lighting and canopy detailing.

We would suggest the following to ensure that the detailing is appropriate to the architectural interest of the Listed Building:

- Replacement windows to be slimline double glazing with integral glazing bars
- Alterations to the design of the porch/canopy to the front elevation

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