

Conservation Team Advice

Date: 12th December 2025
Application Ref: SMD/2025/0445
Site Address: West Winds, 22 Old Road, Upper Tean
Proposal: Application for the variation of condition 2 in relation to SMD/2024/0036 to widen garage and reposition the house slightly on the plot

Heritage assets affected:		
Designated Heritage Asset(s):	☒	- Upper Tean Conservation Area - Brooklands – Grade II (listing ref: 1205099)
Non-Designated Heritage Asset(s):	☐	

Conservation Advice

Assessment and Impact

The proposal seeks to amend the elevations and block plan of approved replacement dwelling (application ref: SMD/2024/0036).

The garage would be widened, a patio door would be altered to two windows to the rear and the dwelling would be slightly re-positioned on the plot. Overall, the proposed alterations would have a very minor impact on the visual appearance of the replacement dwelling and would not alter the level of heritage impact from the previous approval.

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).

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, the proposal would not alter the level of heritage impact from the original submission. There are no objections from a conservation perspective to the amendments. For any consent granted, we would suggest that all external facing materials and detailing are conditioned as per the previous permission.

Conservation Officer: Megan Atkinson