

Conservation Team Advice

Date: 27/01/2026
Application Ref: SMD/2025/0542
Site Address: Hillcrest Tompkin Road, Stanley
Proposal: Two Storey side extension, flat roof on garage replaced with new pitched roof in keeping with existing home

Heritage assets affected:		
Designated Heritage Asset(s):	☒	Stanley Conservation Area
Non-Designated Heritage Asset(s):	☐	

Conservation Advice

Summary of Significance

The Stanley conservation area is broadly characterised by large, detached dwelling. These dwellings are typically of stone and set back from the road. The form of the conservation area broadly follows Tompkin Road and Stanley Bank.

The application site is partially located within the Stanley Conservation Area. The site entrance and boundary treatments to the front are located within the conservation area, while the dwelling itself is located outside the conservation area.

Assessment and Impact

The application seeks to add a two-storey, hipped roof, extension to the eastern elevation, a small extension to the front porch, addition of a dual pitch roof to existing garage, and addition of render to brick work.

The addition of the dual pitched roof is considered to improve the view of the character and appearance of the existing garage. Flat roofs are not characteristic of the conservation area; therefore, the proposed roof will present a visual improvement. The proposed porch extension is likely to have minimal impact upon the setting of the conservation area, provided that materials match the existing porch.

The proposed two storey extension will be in keeping with the design of the host dwelling. Furthermore, it will be set at such a distance from the conservation area boundary as to not harm the character and appearance of the conservation area.

In addition, it is proposed to finish the proposed extension, and existing brick work in a white render. Render is present at neighbouring dwellings (Stonefield House, Stonewold, and Heatherdown) as such the proposed use of render will be in keeping

with the immediate neighbouring dwellings which are similarly set within the setting of the conservation area. As such the use of render is considered acceptable in this instance.

Legislation and Policy

Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990

Section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 states that with respect to any buildings or land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character and appearance of that area.

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

Conclusions and Recommendations

In summary, the proposed extension and alterations relate to land located within the immediate setting of the Stanely conservation area. As outlined above the works are not considered to be harmful to the character and appearance of the Stanely conservation area or its setting, as such there are no heritage objections.

Conservation Officer: Rachel Robinson