

Conservation Team Advice

Date: 29th January 2026
Application Ref: SMD/2026/0003 & SMD/2026/0004
Site Address: 14 Uttoxeter Road, Lower Tean
Proposal: Erection of two-storey extension to the existing dwelling, including alterations to the rear elevation and internal reconfiguration to provide an additional bedroom and enlarged kitchen and dining accommodation

Heritage assets affected:		
Designated Heritage Asset(s):	☒	10-16 Uttoxeter Road – Grade II (listing ref: 1037939)
Non-Designated Heritage Asset(s):	☐	

Conservation Advice

Summary of Significance

The proposal would involve alterations to 14 Uttoxeter Road, which forms part of a Grade II listed terrace. The building is an early-19th century building, listed as a house that is since subdivided into more units. The row is constructed in brick, with some sections of render. The building is associated with rural houses in the 19th century and illustrative of traditional and vernacular construction and detailing.

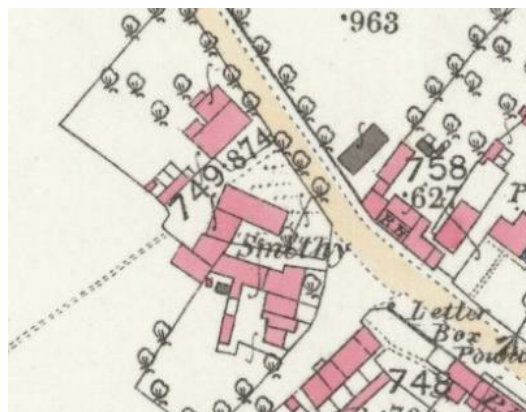


Fig.1 c.1881 OS map [online] (National Library of Scotland)

Assessment and Impact

The proposal would involve alterations to create a 2-storey extension and reconfigure the internal layout.

The Listed Building is orientated perpendicular to the road, and the rear elevation is quite prominent on the approach to Lower Tean. The rear elevation has had various alterations and additions, including pitched roof outriggers and lean-to catslide extensions. The rear elevation, whilst visually prominent, is of lower architectural significance.

External alterations

No.14 already has a 2-storey catslide extension and it is proposed to raise the height of the 1-storey element and extend the roofplane of this 2-storey extension. Whilst this would increase the visual bulk of the rear storey addition, its catslide design would help to maintain the visual subservience to the principal building. It is proposed that the alterations would match the external materials, although it is noted a slight discrepancy between the brick mentioned in the application form and roughcast mentioned on the proposed elevations. In any respect, it is likely that the proposed external works would have a negligible impact on the special architectural interest of the Listed Building and would not result in the loss of its historic character.

Internal alterations

The proposed internal alterations would involve alterations to the layout of the rear outrigger, which is of low significance. The proposed internal alterations would unlikely affect the building's special interest.

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 and 66).

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 proposal would have a negligible impact on the special interest of the Listed Building. This would satisfy the provisions of s.16 and 66 of the Act, Section 16 of the NPPF and policy DC2 of the local planning policy framework. There are no objections to the proposal from a conservation perspective.

For any consent granted, we would suggest the following conditions:

- No works shall be commenced in respect of the features identified below, until details of their design in the form of manufacturer's specifications (and samples upon request) or drawings and sections at a scale of no less than 1:20 have been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be undertaken only in accordance with the approved details.
 - i. External windows and doors and their immediate surroundings, including details of any glazing bars
 - ii. Treatment of window and door heads and cills
 - iii. Rooftiles
 - iv. Render

Reason: To safeguard the special architectural and historic interest of the Listed Building.

Conservation Officer: Megan Atkinson