

Conservation Team Advice

Date: 3rd February 2026
Application Ref: SMD/2025/0493 & SMD/2025/0494
Site Address: Gate Farm, Foxt Road, Foxt
Proposal: Internal and external alterations to dwelling and minor alterations to boundary walls

Conservation Advice – Amendments

Assessment and Impact

Previous conservation comments (dated 12th January 2026) raised concerns with the proposed detached garage and queried some of the detailing of the internal works. Amended plans and further information has, subsequently, been provided.

The amended site plan has removed the proposed detached garage which has removed the harm to the setting of the Listed Building and appearance of the Conservation Area. Some further details have been provided for the rooflights, underfloor heating and stone repairs for the fireplaces, which are sympathetic to the materials and detailing of the Listed Building.

Legislation and Policy

Planning (Listed Buildings and Conservation Areas) Act 1990

The local planning authority should have a desirability of preserving the setting and special interest of the Listed Building (s.16 and 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
- Foxt Conservation Area Appraisal (2018)

Conclusions and Recommendations

The proposal would result in minor harm to the special interest of the Listed Building and negligible impact on the setting of the Listed Building and character and appearance of the Conservation Area. This would satisfy the provisions of s.66 and 72 of the Act, but fail to satisfy the provisions of s.16 of the Act. With reference to the planning policies, this would be 'less than substantial harm' to the designated heritage asset but at the lower end of the scale of harm (policy DC2 of the local development framework and par.215 of NPPF). There is clear and convincing justification for the level of harm as the works are in the interest of the long-term conservation of the heritage asset and would bring the building into habitable use. In addition, the proposed materials and detailing for the works is sympathetic to the historic character and traditional construction of the building. There are no objections to the proposed amendments from a conservation perspective.

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

- Prior to the installation of the replacement windows and external doors hereby approved, details of their material, design, specification, method of opening, method of fixing and finish, in the form of drawings and sections of no less than 1:20 scale, shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed details.

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

- Before the re-pointing hereby granted consent is carried out, details of the extent of re-pointing and details, including sample panel upon request, of the mortar to be used for re-pointing (including mortar mix, colour, texture and pointing finish) shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed repointing and mortar details.

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

- Prior to the installation of replacement windows hereby approved, specific details (and samples upon request) for the new stone jambs, lintel and cills shall be submitted to and agreed in writing by the Local Planning Authority. The works shall thereafter only be carried out in accordance with the agreed details.

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

- The rooflights hereby granted consent shall be The Rooflight Company and installed in accordance with dwg no. CR_CRCS-LS-D and CR_CRCS_LS_D.

Reason: In order to safeguard the special architectural or historical interest of the Listed Building.

- No works 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. The works shall thereafter be undertaken only in accordance with the approved details.

- i. Vents and flues
- ii. Rainwater goods

Reason: In order to safeguard the special architectural or historical interest of the Listed Building.

- No internal works shall be commenced in respect of the features identified below, until a methodology for undertaking repair works has been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out only in accordance with the approved details.

- i. Structural repairs to spine beams, tie beams and oak lintels
- ii. Cleaning of internal timber beams
- iii. Retention of cupboard doors to snug room

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

- The underfloor heating to be installed to the ground floor hereby granted consent shall be Nu-Heat Limecrete Screed Underfloor Heating.

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

- No works shall be commenced in respect of the features identified below, until details in the form of manufacturer's specification (and samples upon request) 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. The works shall thereafter be undertaken only in accordance with the approved details.
 - i. Replacement floor coverings
 - ii. Internal linings of walls and ceilings
 - iii. Bricks to be installed to fireplace(s)

Reason: In order to safeguard the special architectural or historical interest of the Listed Building.

Conservation Officer: Megan Atkinson