

Conservation Team Advice

Date:	6 th February 2026
Application Ref:	SMD/2025/0473 & SMD/2025/0474
Site Address:	The Cottage, Tunstall Road, Biddulph
Proposal:	• Application for Listed Building Consent for external repairs, internal alterations, demolition of conservatory, construction of new single storey rear extension and replacement windows to facilitate change to educational use • Change of use and alterations of buildings for educational use ancillary to Fairhaven (occupied by Roaches School) including demolition of conservatory, new single storey rear extension and replacement of windows

Conservation Advice – Amendments

Assessment and Impact

Previous conservation comments (dated 30/12/25) suggested further details on the restoration of the buildings and alterations to the design of the rear extension.

These comments are based upon the following amended plans received:

- 25_005_01_002revA ProposedGroundFloorPlan 1_100A3
- 25_005_01_003 revA ProposedFirstFloorPlan 1_100A3
- 25_005_02_002revA ProposedElevationsSheet2of2 1_100A3
- 25_005_02_001revA ProposedElevationsSheet1of2 1_100A3

Overall, the amendments have addressed some of the conservation concerns as the extension has been altered to a pitched roof. Whilst it would be quite a shallow pitch in comparison to the surrounding buildings, it would be more sympathetic in materials and design than the conservatory and the previously proposed flat roof extension. We would still suggest that further technical details are provided for the restoration of the buildings and alterations to architectural features to ensure the proposal is sympathetic to the architectural and historic interest of the Listed Building and its setting, both of which could be conditioned.

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).

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

Overall, the proposal would result in minor level of harm to the special interest and setting of the Listed Building. This would fail to satisfy the provisions of s.16 and 66 of the Act. With reference to planning policies, this would be ‘less than substantial harm’ to the designated heritage assets (par.215 of NPPF and policy DC2 of the local development framework), but at the lower end of scale of harm. There is clear and convincing justification for this level of harm (par.213 of NPPF) and the proposed works have been designed sympathetically to the architectural interest of the heritage assets. The proposed works would also enable to long-term conservation of the designated heritage asset. There are no objections to the proposed works from a conservation perspective.

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

- No works shall be commenced on the store buildings until a methodology for undertaking repair works has been submitted to and approved in writing by the Local Planning Authority. This shall include a full schedule of works which addresses details of any stone cleaning, re-pointing, repairs to stone and roof. The works shall thereafter be carried out only in accordance with the approved details.

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

- Prior to the installation of the windows (including roof windows) and 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 and setting of the Listed Building.

- Before any construction occurs above the damp-proof course (DPC) of the extension hereby granted consent, details of the features identified below shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out only in accordance with the approved details.
 - i. Stone sample panel (showing stone type, finish as well as coursing, jointing and pointing)
 - ii. Roof materials
 - iii. Coping details

Reason: To preserve the setting 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 and retained for the lifetime of the development in accordance with the approved details.
 - i. Rainwater goods
 - ii. Any flues or vents
 - iii. Soffit and fascia details
 - iv. Lining of internal walls, floors and ceilings to the store buildings
 - v. Any boundary treatments

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

Conservation Officer: Megan Atkinson