

DELEGATED DECISION REPORT

SMD/2025/0509
Valid 05/12/2025

LYTCHGATE COTTAGE
CHURCH BANK
CAULDON

**LISTED BUILDING CONSENT
FOR REPLACEMENT
WINDOWS AND FRONT DOOR,
TO REPLACE FRONT PORCH
BY AN UNENCLOSED TILED
DOOR CANOPY, TO REPLACE
RAINWATER GOODS AND
EXTERNAL
LIGHTING AND TO REMOVE
TV ANTENNA**

**(LISTED BUILDING CONSENT -
ALTERATION)**

MAIN ISSUES

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).

The alteration, extension, or demolition of a listed building in a way that affects its character or appearance as a building of special architectural or historic interest, requires Listed Building Consent.

The authority must consider whether to grant or to refuse an application, and must give particular attention to the desirability of preserving the building, its setting and those features which make it special.

DESCRIPTION OF SITE & SUMMARY OF SIGNIFICANCE

The proposal would involve alterations to Lytch Gate, which is a Grade II Listed Building. The building is a 18th century cottage, with 19th century addition. The building is constructed in squared rubble stone with a plain tile roof and two eaves dormers. The building's significance derives from its retention of historic fabric and plan form, illustrative vernacular construction and detailing influenced by the availability of local materials.

The cottage is central to the small village of Cauldon, part of a cluster of dwellings around the Grade II listed St Mary's Church. The cottage is adjacent to the Church and is one in a grouping of listed buildings at the core of the village.

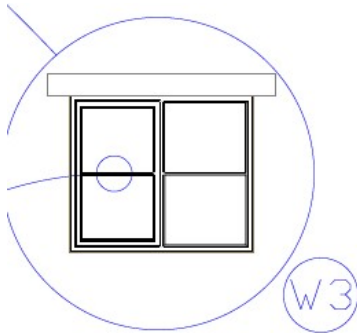
PROPOSAL

Replacement windows and front door, to replace front porch by an unenclosed tiled door canopy, to replace rainwater goods and external lighting and to remove TV antenna.

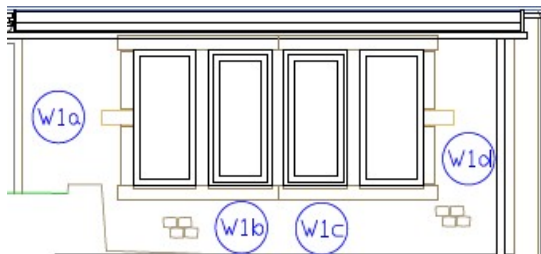
Rear Elevation



Replace ground floor window with top opener with double glazed hardwood, side hung, half casement windows, with one side fixed and the other side opening, subdivided by narrow glazing bars, painted cream. (Rear).

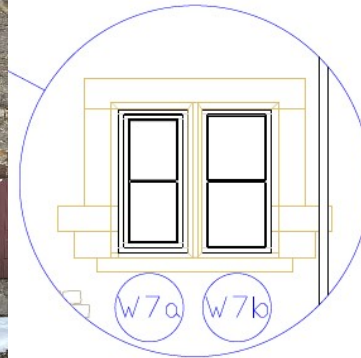


Consent sought retrospectively for window installations made in 2023 to rear of flat roof extension.



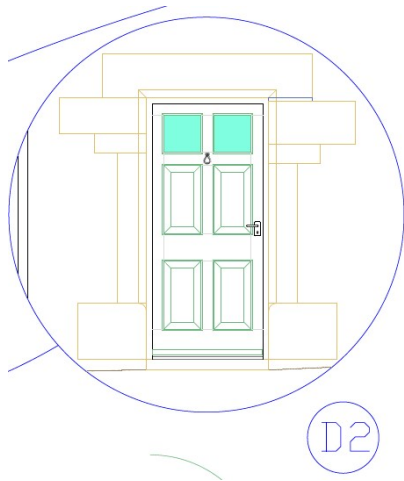
Front Elevation (Ground floor front)

Replace both ground floor windows with window panels between chamfered stone mullions and remove faux shutters.



W5a, W5b are identical

Remove cotoneaster and pergola surround, and the carriage lanterns. Replace the front door with detail at D2 (panelled door painted sage green). Install new tiled canopy over new front door (** subject to revision detailed below). Install new black cast metal rainwater goods. Install low power eyelid lights to porch support brackets (** subject to revision detailed below).



D2

Front Elevation (first floor front)

Replace window panels between stone mullions with double glazed, hardwood with narrow glazing bars, painted cream (W6a and W6b). Window on one side of each mullion fixed, window on the other side as side hung flush casement.



Remove TV aerial and install black cast metal gutters.

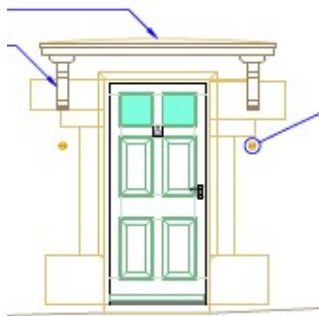
Side Elevation (Ground Floor)



Consent sought retrospectively for door installation made in 2023. Proposed window replacement double glazed half casement hardwood painted cream.

Revised Plans submitted to address Conservation Officer's comments

- 1). Rev 1 Proposed Plans and Elevations and Joinery Details: File: Proposed Rev1-1-50 A0.pdf, Drawing No 4.1
- 2). Rev 1 Porch Details: File Porch-Rev1-1-50 A0.pdf, Drawing 5.1



Proposed porch detail substituted with moulded stone hood
Eye lid lights to be mounted to side of door.

Revised windows details to include: True glazing bars (not painted), slim-line glazing units, glazing fixed with external putty bead (not timber beading).

The applicant's agent submits the following accompanying statement:

The amended joinery details indicate thinner 4+7.5+4 slim-line glazing units and true glazing bars, (rather than planted bars on the Rev 0 plans). Although the conservation officer didn't stipulate that the glazing units should be fixed with putty, you don't really have much option if you require true narrow glazing bars. This is because the web of the glazing bar is quite thin (5mm on the drawings). This leaves only about 8mm per side to conceal the spacer bar in the double glazing unit. Timber glazing beads would be rather thin and the web rather too fragile to allow the beads to be pinned effectively. I don't see this as an issue on a painted window since putty beading is the traditional method.

I originally proposed a simple tiled door canopy because I felt it would be more legible as a later addition than a stone hood moulding and therefore better conservation practice. However, I accept that a tiled canopy would lend a Victorian appearance to a Georgian era building and a stone hood moulding would be more in keeping. The Rev 1 plans show a gritstone hood moulding supported by moulded gritstone corbels. There are several examples in the village of Cauldon including Old Vicarage Farm, the former Coach and Horses, and more widely in the Staffs Moorlands.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

DC2 The Historic Environment

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).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2022/0520 Construction of replacement porch and utility room LBC.
APPROVED.

CONSULTATIONS

Publicity

Site Notice expiry date: 30th January 2026
Neighbour consultation period ends: 30th January 2026
Press Advert: Leek Post and Times 7th Jan 2026

Public Comments

None

Town / Parish Comments

Waterhouses PC: No objection.

Conservation Officer

In summary, we are supportive of the principle of reinstating mullions and more sympathetic palette of materials to the windows and rainwater goods as these would be an enhancement to the special interest of the Listed Building, which would comply with the provisions of s.16 of the Act, Section 16 of NPPF and policy DC2 of the local development framework.

However, there are a few details which may result in minor-moderate degree of harm to the Listed Building including the double-glazing thickness, replacement external lighting and canopy detailing.

We would suggest the following to ensure that the detailing is appropriate to the architectural interest of the Listed Building:

- Replacement windows to be slimline double glazing with integral glazing bars
- Alterations to the design of the porch/canopy to the front elevation

** Revised plans and details received to address comments. Conservation Officer:

“that addresses previous conservation comments. We would suggest the following condition:

Prior to the installation of the new mullion and canopy hereby granted consent, a sample of all new stone to be used for the works shall be submitted to and agreed in writing by the Local Planning Authority. The works shall thereafter be carried out only in accordance with the agreed stone details”.

OFFICER COMMENTS

A suitably detailed and well considered proposal to make alterations to the listed cottage. To the front, central stone mullions would be reinstated and deteriorating window casements and door would be replaced with carefully designed hardwood units. Features that don't complement the special interest of the building, and might be considered visual or architectural clutter, (tv aerial, overgrown pergola, and coach lights) would be removed.

Revised plans have improved on the detail to address the Conservation Officer's comments, and this resolves the minor to moderate harm that had been identified.

Overall, the proposed alterations would not adversely affect the special interest of the Listed Building and would serve as enhancement.

With a condition requiring the approval of stone materials, Listed Building Consent should be granted for the works that have been detailed in the submission.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 30th January 2026

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council