

DELEGATED DECISION REPORT

SMD/2025/0494
Valid 26/11/2025

GATE FARM FOXT ROAD
FOXT

**LISTED BUILDING CONSENT -
INTERNAL AND EXTERNAL
ALTERATIONS TO DWELLING AND
INSERTION OF PEDESTRIAN GATE
INTO BOUNDARY WALL.**

**(LISTED BUILDING CONSENT -
ALTERATION)**

MAIN ISSUES

- Impact upon the listed dwelling house.

DESCRIPTION OF SITE

A Grade II Listed (15.12.1986) building located within the Foxt village Conservation Area. The dwelling is currently vacant and in need of significant repair and renovation. The property sits to the south-west of the village centre and to the southeast of an independently listed barn (Grade II). Open fields surround the application site with sporadically located dwellings to the north, south, west and east.

PROPOSAL

Listed Building Consent is sought for internal and external alterations to the dwelling, boundary wall works and the insertion of a pedestrian gate. The dwelling offers accommodation over two floor. The works propose a WC, snug, living room and kitchen on the ground floor (stairs lead to the cellar). At first floor level there would be three bedrooms, an ensuite and separate bathroom. Other works include replacement windows and doors, underfloor heating and fireplace repairs. A drystone wall on the northern side of the dwelling will replace an existing blockwork wall. Internal dividing walls will be needed at first floor level where additional bedroom and bathroom space is to be formed. New rooflights will serve both bathrooms at first floor level due to them having no (wall) window provision. Flues and vents will be incorporated, as will repair works to the chimney.

The application has been amended since its initial submission. Originally the applicants proposed works to the dwelling, the erection of a detached outbuilding, and sought to enclose a large part of the field area for use as domestic garden space. Following on from initial assessment, the architect was advised that the outbuilding and larger garden area could not be supported due to matters of principle and listed building impact. The LPA also advised that further information was needed for some aspects of the internal works. Amended plans have now been submitted which omit the outbuilding and retain the curtilage of the property as it currently is. Additional information has been provided for internal works.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1 Development Principles
SS2 Settlement Hierarchy
SS10 Other Rural Areas Area Strategy
DC1 Design Considerations
DC2 The Historic Environment
DC3 Landscape and Settlement Setting

Supplementary Planning Guidance

1. Design Principles for development in the Staffordshire Moorlands

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

National Planning Policy Framework

Including sections;

- 2 Achieving sustainable development
- 12 Achieving well-designed places
- 16 Conserving and enhancing the historic environment.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2025/0493 Internal and external alterations to dwelling and minor alterations to boundary walls. Pending a decision.

CONSULTATIONS

Publicity

Site Notice. Expired
Press Advert: Leek Post and Times. Expired.

Ipstones Parish Council

Support approval of the application with a condition that the work completed remains in keeping with the listing requirements.

Conservation officer (SMDC)

Amended plans have been received, therefore two responses from the Conservation officer.

Comments on original submission.

Summary of Significance

The proposal would involve alterations to Gate Farmhouse, which is a Grade II Listed Building situated in Foxt Conservation Area and the immediate setting of the adjacent Grade II listed barn. Gate Farmhouse (Grade II) is a 17th century farmhouse, with a 1624 datestone, and later mid-19th century alterations. The building is a linear plan form, constructed in coursed dressed and squared stone with a pitched tile roof and corbelled kneelers. There have been some modern alterations to the windows, which are upvc. Nevertheless, the significance of the building derives from its retention of historic fabric and plan form, association with the development of farmhouses in the 17th century and illustrative vernacular construction and agrarian character. The immediate setting is provided by the former agricultural barn (separately listed) and open agricultural fields which make a positive contribution to the historic and architectural interest of the building.

The barn adjacent (Grade II) dates from late-17th to early-18th century with late-19th century alterations, it has since been converted to residential use. The building is constructed in dressed and squared stone with a pitched tiled roof. Although the conversion to residential use has diminished

some of the significance, the building has still maintained the linear arrangement and historic openings which maintain its functional agricultural appearance. Its significance derives from the retention of historic fabric, illustrative vernacular construction and association with the development of farmsteads in North Staffordshire in the 17th and 18th century.

Foxt Conservation Area encompasses the hamlet southeast of Ipstones, which has ancient origins. The boundary encompasses a sporadic and informal arrangement of farmsteads, retention of 17th and 18th century buildings, field enclosures and drystone walls, traditional and vernacular construction of buildings, use of local stone and brick in building's construction, rural context and verdant and wooded character. Gate Farm makes a positive contribution to the character and appearance of the Conservation Area.



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

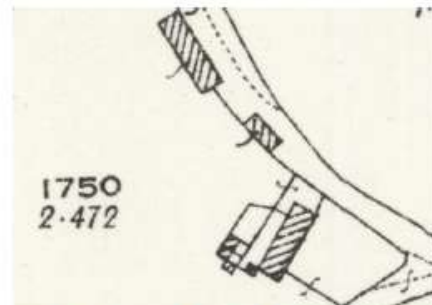


Fig. 2 c.1924 OS map [online] (National Library of Scotland)

Assessment and Impact

The proposal would involve internal and external alterations to the listed farmhouse to make it habitable; it would also involve the construction of a garage and carport and landscaping within the setting of the Listed Building.

Internal alterations

The proposed internal works would involve removal of gypsum plaster and blockwork, replacement tile flooring, installation of WC, structural repairs to beams and lintels, repairs to remaining wattle & daub and lath & plaster, alterations to the kitchen layout, cleaning of beams and the ceiling to the living room, restoration of the fireplaces and repairs and replacement of oak floorboards.

The interior of the building has retained a historic plan form (although some alterations to the layout in the kitchen area have occurred). Internally, there are features such as beams and ceilings and fireplace surrounds which have been retained and the interior is of high significance due to retention of historic fabric and character. However, in general, the building is in a very poor condition with some of the ceilings and walling in a very deteriorated state. In principle, we are supportive of the general proposal to repair the interior but, as noted below, we require some further clarification on some of the detailing.

As noted in the Heritage Statement, there are a mixture of historic and modern doors. Some of the historic doors – GFD8, GFD10, FFD3 & FFD4 – would be repaired and reused, which would help retain some of the historic character of the property. It is proposed to replace the rest with a timber boarded door as illustrated in dwg no. 2024-2949-13, which would be sympathetic to the modest character of the building.

The proposed works to the fireplaces have involved the removal of the 20th century range in the living room and exposure of the 18th century surround. It is proposed to line the back of the opening with bricks and install a log burner. Annotations on dwg no. 2024-2949-09 outline that stone filler would be used to infill a hole and chisel marks. It would be recommended some further details are provided on this to ensure that it would be acceptable and it might be recommended from a conservation perspective to avoid infilling the hole to avoid causing long-term damage if the materials are incompatible.

The proposal seeks to remove the 19th century range from the fireplace in the snug room on the ground floor. This would cause minor harm to the Listed Building as, even though a later feature, it still has some historic significance. It is noted that the stone surround is cracked and damaged – is it proposed to replace the stonework on the left-hand side?

It is also not clear if any cleaning of the stonework of either fire surround is proposed. The Heritage Statement outlines that the internal beams would be cleaned and a sample panel is shown in photographs (pg.67), it would be useful to have technical details of the proposed cleaning method to ensure that it would not be harmful to the historic fabric.

A 19th century cupboard to the snug room would be altered to allow for the re-opening of the oval window to the NW elevation. This would cause minor harm to the Listed Building as, even though a later feature, it still has some historic significance. As noted in the Heritage Statement, the cupboard doors could be pinned back and retained but the shelving would have to be removed. It would be recommended that this is proposed to help minimise the level of heritage harm.

As noted in the floor finishes plan (dwg no. 2024-2949-11), the existing floor is red quarry tiles, and it is proposed to replace with oak floorboards to the living room and snug and flagstones to the kitchen. It is not overly clear from the sectional drawing how this would be detailed – would these be suspended timber floors or modern timber over the Saint-Gobain LECA Insuffill flooring mentioned on the cross section annotations (dwg no. 2025-2949-15)? In addition, would the underfloor heating only be installed to the flagstones in the kitchen or everywhere on the ground floor as we would likely need some further details to show this/any floor level changes if applicable?

Are the remainder of the pine floorboards to the first floor to be retained as the floor finishes plan (dwg no. 2024-2949-11) only show carpet & tile for the bedrooms, it is unclear what is proposed underneath?

As illustrated in the Heritage Statement, there are a number of areas which retain historic wall finish including wattle & daub and lath & plaster. It is proposed to repair the wattle & daub on the first floor, which is supported from a conservation perspective and recommend a method statement is provided.

External alterations

The external alterations would involve replacement windows and doors, installation of a window in a blocked-up opening, installation of 2no. rooflights, replacement rainwater goods, installation of soil vent pipes, flues, extract vent and meter box.

The existing windows are modern upvc stormproof casements. The building was listed in 1986 and it is unlikely these were in situ at the time of listing. It is possible these are unauthorised alterations but, in any respect, these are unsympathetic features which detract from the traditional character of the building. The proposal seeks to replace most of these with metal casement windows and one with a timber sliding sash (all with slimline double glazing). Two of the windows – FFW5 & FFW4 – would have a stone mullion reinstated. The principle of these works would be a considerable enhancement to the architectural interest of the building as it would reinstate a more traditional palette of materials and fenestration. Whilst double glazing is not a traditional feature in historic buildings, in this instance it would be considered acceptable as the scheme seeks an improvement in the overall design and materials of the window frames. In addition, a slimline unit is more visually discreet than a standard double glazed unit which would help minimise the appearance of the double glazing.

The application form states that the external upvc doors would be removed and replaced with timber doors which, similar to above, would be an enhancement to the architectural interest of the building as it would be more sympathetic to its traditional construction.

The proposal seeks to remove brickwork from a blocked up opening on the NW elevation and install an oval leaded-light window. Although there is limited evidence on the historic precedent of what was there previously, the works would be quite minor in scale and still retain the two phases of alterations on the building which would help maintain the overall historic interest of the building. Two rooflights are proposed to the NW elevation. Due to their visual prominence, these would have a minor harmful impact on the appearance of the building, but this would be minimised by the heritage rooflight proposed which would be a slim metal frame installed flush with the roofplane.

It is proposed to replace the upvc rainwater goods with cast metal alternatives and the proposed elevations indicate there would be simplification of the downpipes etc., which would help declutter the appearance of the NW elevation.

Other proposed external paraphernalia, such as flues, vents and meter boxes appear to be quite visually discreet in scale and placement and would utilise sympathetic materials – such as metal. These would likely have a negligible impact on the special interest of the Listed Building.

The annotations on the proposed elevations also set out a general restoration of the external masonry, including removal of cement mortar and re-pointing with lime-based mortar and repairs to the chimney stacks. In principle, these are supported from a conservation perspective but it would be recommended that more technical details and sample panels are provided to ensure the re-pointing is appropriate (which could be conditioned).

Works within the setting – boundary treatments and garage

The proposed works within the wider setting of the listed farmhouse would involve the extension of the domestic curtilage to the west and south, including the construction of a single-storey garage and carport to the west and installation of boundary treatments to the south.

It is noted in the Heritage Statement that there have been various field parcel patterns around the farmhouse, notably groups of buildings to the west are shown on the 1843 tithe map (pg.9 of the Heritage Statement) and the farm layout is different by the late-19th and early-20th century mapping (see Fig.1 & 2). However, the current layout only includes the barn to the west (separately listed), a former stable along the lane and the farmhouse which is tightly enclosed to the west by a boundary wall and a garden to the east. It is not clear if this was the immediate curtilage and setting at the time of listing (listed in 1986) as the 1960s OS mapping still shows a building to the southwest. Nevertheless, the historic mapping does not appear to show that this was the 'domestic' curtilage of the farmhouse as it implies it was agricultural as it is still separately divided from the dwelling on the mapping. We would defer to planning officer as to whether there are conflicts with the rest of the development plan in regards to the principle of extending the domestic curtilage.

In any respect, there would still be concerns from a conservation perspective in regard to the proposed detached garage to the northwest of the farmhouse. This would be an overtly domestic feature in the immediate foreground of the Listed Building. The proposed garage would be approx. 2m (H) x 2.8m (W) x 2.6m (L) constructed in horizontal timber cladding and a catslide tiled roof. Timber clad buildings of this scale are not a traditional feature in the area and the contrasting palette of materials would distract from the vernacular interest of the listed farmhouse and barn, negatively impacting their setting and also the character and appearance of the Conservation Area.

The proposed detailing for the drystone boundary walls appears to be sympathetic to the built heritage but, as mentioned above, we would defer to planning officer whether the principle of extending the curtilage to create a yard to the northwest and an extended garden to the south is appropriate in terms of the development plan.

A garden wall to the north of the farmhouse is proposed to be removed, but this is modern blockwork so of no heritage significance. To the northwest, there is a former stable constructed in squared stone with some later brickwork added. There does not appear to be any physical alterations proposed to this 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

Overall, the proposed works would have a minor-moderate harmful impact on the special interest of the Listed Building, moderate-high harmful impact to the setting of the Listed Buildings and minor harmful impact on character and appearance of the Conservation Area. This would fail to satisfy the provisions of s.16, 66 and 72 of the Act. With reference to the planning policies, this would be 'less than substantial harm' to the setting and significance designated heritage assets (par.215 of NPPF and policy DC2 of the local development framework). With regard to the harm arising from the internal and external alterations to the listed farmhouse, there is clear and convincing justification for this (par.213 of NPPF) as this is in the interests of improving the deteriorating condition of the building and bringing the building back into habitable use and there are some aspects of the works – such as removal of upvc windows and doors – which would be an enhancement to the building's significance. However, in regards to the works within the setting, notably the garage, there does not appear to be clear and convincing justification for this level of harm and there would unlikely be any heritage-related public benefits arising from these works (par.215 of NPPF).

From a conservation perspective, we are supportive of the internal and external works to the Listed Building but object to the works within the ground of the Listed Building. It would be recommended that the latter is removed from the proposal.

Notwithstanding the above, we would suggest the following further information on the internal works:

- Details of stone filler to fire surround in the living room
- Details of repair/replacement of stone surround to fireplace in the snug room
- Specific details of any cleaning of internal stonework and beams
- Recommend that the cupboard doors to the snug room are retained and pinned back as suggested in the Heritage Statement (could be conditioned)
- Details of floor alterations:
- Details of the underfloor heating – type and to what extent across the ground floor
- Details of proposed timber flooring on ground floor
- Details of retention of pine floorboards to first floor

Revised Conservation officer comments following on from receipt of amended plans

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.
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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.

Highways (Staffordshire County Council)

Does not affect the highway. No comment to make.

Staffordshire Wildlife Trust

No representations received.

Severn Trent Water

No representations received.

Historic England

We suggest that you seek the views of your specialist conservation and archaeological advisers.

National Amenity Societies

No representations received.

OFFICER COMMENTS

The application is considered against the requirements of the National Planning Policy Framework and Local Plan policies DC1 and DC2. The Conservation Officer discusses the proposed internal and external alterations in some detail in the Consultation section above. She finds the detail now acceptable. It is concluded that there would be some minor harm to the interest of the Listed Building and little harm to the character and appearance of the Conservation Area. The Conservation officer advises that this would be 'less than substantial harm' to the heritage asset, but that this would be at the lower end of the scale. It is noted that the works will bring the building back into habitable condition, therefore clear justification for supporting the scheme in order to preserve its long-term preservation and no conflict therefore with Policy DC 1 and DC 2

There will be some visual impact beyond the application site. Alterations to the windows, doors, addition of lues and vents and formation of a pedestrian gate, will all be parts of the development which could be visible beyond the application site. Visual impact is not a concern here as the proposals are acceptable for this building and will improve the visual impact of the building by renovation and as a result, the Conservation Area as well.

Overall, the amended plans are now acceptable and provide enough information for conditional approval recommendation.

CONCLUSION / PLANNING BALANCE

For the reasons outlined within the report, it is recommended that the revised plans are approved subject to conditions.

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Lisa Jackson

Recommendation Date: 09.02.2026.

X 

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council