

Conservation Team Advice

Date: 16th February 2026
Application Ref: SMD/2026/0010 & SMD/2026/0011
Site Address: Heath House, Hollington Road, Winnothdale
Proposal:

- Application for temporary permission for the erection of two polytunnels and associated structures (retrospective)
- Listed building consent for a temporary permission for the erection of two polytunnels and associated structures (retrospective)

Heritage assets affected:		
Designated Heritage Asset(s):	☒	• Heath House – Grade II* (listing ref: 1374695) • Stables and Coach House – Grade II (listing ref: 1205095) • Dutch Barn – Grade II (listing ref: 1037934) • Walled Garden – Grade II (listing ref: 1037935) • North Lodge to Heath House – Grade II (listing ref: 1037928)
Non-Designated Heritage Asset(s):	☐	

Conservation Advice

Summary of Significance

Heath House (Grade II*) is a c.1836-40 country house in Tudor Gothic style. The house was built for John Burton Phillips, owner of Tean Hall Mills, and designed by Thomas Johnson. The significance relates to its integrity as an early-19th century country house in its parkland, illustrative revival style which was popular in this period, grandeur and prominent position in the landscape, association with the owner of Tean Hall Mills and the notable Lichfield based architect Thomas Johnson.

To the north of the principal house are a number of separately listed buildings and structures forming part of the surrounding parkland to Heath House, these include:

North Lodge (Grade II), Walled Garden (Grade II), Stables and Coach House (Grade II) and Dutch Barn (Grade II).

North Lodge is a c.1830-31 lodgehouse designed by James Trubshaw, constructed in sandstone ashlar with a pyramidal roof, segmental arched windows and a central doorway with recessed pilasters. Its significance relates to Neo-Classical influence, ancillary and subservient design and scale which is typical of lodgehouses and association with the principal hall.

The walled garden dates early-19th century and is constructed in red brick with coping stones. Whilst only the perimeter wall is remaining, its significance is associated with horticulture and management of the wider estate for Heath House.

The stables and coach house date from early-19th century with 18th century remains. The building was constructed in red brick with a hipped tiled roof. These structures are associated with the wider management of the estate and are prominent on the approach to the principal hall.

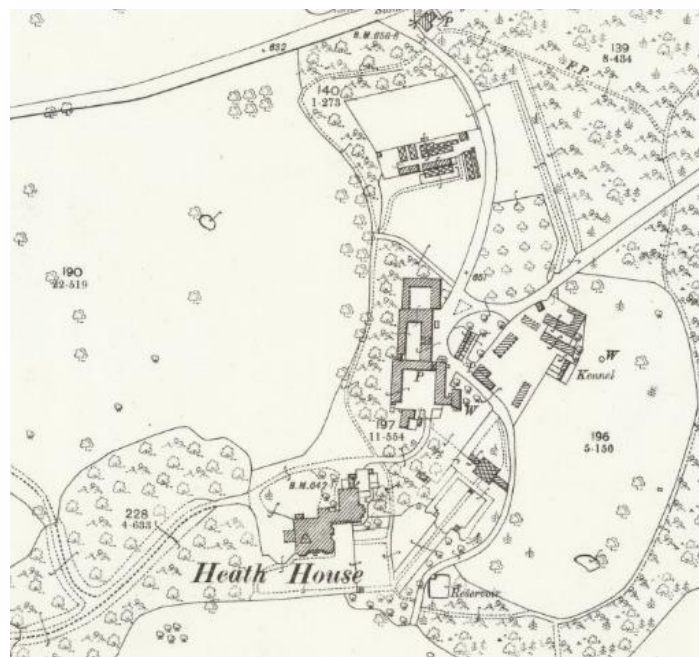


Fig.1 c.1901 OS map [online] (National Library of Scotland)

Assessment and Impact

Planning Permission and Listed Building Consent have been submitted for the temporary retention of polytunnels and structures within the grounds of Heath House. However, it is likely that Listed Building Consent would not be required for these works as they have not involved the alterations/demolition of historic fabric associated with the Listed Buildings. Listed Building Consent should be withdrawn if this is the case.

There have been two polytunnels constructed, one within the walled garden (Grade II) and one on the other side of the track adjacent to the walled garden. The polytunnels are metal and timber framed with polythene sheeting. There has also been a greenhouse, compost bins and electrical box which have been constructed within the walled garden.

The Planning Statement sets out that the proposal seeks temporary retention of the structures for a 5 year period whilst the walled garden, which has been identified as needing structural works, is repaired. Whilst the polytunnels and outbuildings are reversible, their shape, materials result in a visual distraction to the surrounding predominantly 19th century parkland structures and landscaping. This causes harm to the setting of the listed buildings, with a higher degree of harm to the walled garden (Grade II) as it is in closer proximity to the proposed development.

It was evident on site that the walled garden is in a state of disrepair and it is acknowledged that a temporary permission would reduce the long-term visual impact on the setting and significance of the designated heritage assets. However, given the possible structural risk to the listed walled garden it is considered that a 5 year period lapsing for the retention of the works could result in the severe worsening of the condition of the listed structure and the proposal is not seeking consent for its repair, so it is difficult to secure any perceived heritage benefits through this proposed development. It is, therefore, recommended that the proposed time period for the temporary consent is shortened to ensure that the necessary repairs and remediation of the listed structure are undertaken.

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.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

The proposal would result in a moderate degree of harm to the setting of the walled garden and minor-moderate harm to the setting of the listed stables and barn, minor harm to the wider setting of Heath House and North Lodge. This would fail to satisfy the provisions of s.66 of the Act. With reference to the planning policies, this would be ‘less than substantial harm’ to the designated heritage asset (par.215 of NPPF and policy DC2 of the local development framework). The extent of heritage harm would be reduced by the temporary and reversible nature of the proposal. However, as set out above, no heritage-related public benefits could be secured through the proposal and the proposed 5 year time period for the development has the potential to result in the worsening of the condition of the walled garden. There are no objections to the principle of the temporary nature of the proposal from a conservation perspective, but it would be recommended that the temporary period is reduced to 2 years.

Conservation Officer: Megan Atkinson