

Conservation Team Advice

Date:	5 th March 2026
Application Ref:	SMD/2024/0268 & SMD/2024/0269
Site Address:	The Workshop, Harlech Drive, Biddulph
Proposal:	- Existing Grade II listed dwelling: Internal Alterations: 1 opening at ground floor and small lightweight partition to improve kitchen/utility usability. Lightweight partitions at first floor, introduction of 2 rooflights and replacement of 2 rooflights to improve natural daylight at first floor. Extension: erection of a 17m2 GIA extension to provide additional living space and second bedroom. Unlisted Outhouse: demolition retaining bricks and roof tiles and reconstruction reusing materials to form a garden home office. Adjustment of fence line to move garden area from the adjacent cottage to this dwelling. - Listed Building Consent for - Existing Grade II listed dwelling: Internal Alterations: 1 opening at ground floor and small lightweight partition to improve kitchen/utility usability. Lightweight partitions at first floor, introduction of 2 rooflights and replacement of 2 rooflights to improve natural daylight at first floor. Extension: erection of a 17m2 GIA extension to provide additional living space and second bedroom. Unlisted Outhouse: demolition retaining bricks and roof tiles and reconstruction reusing materials to form a garden home office. Adjustment of fence line to move garden area from the adjacent cottage to this dwelling.

Conservation Advice – Amendments

Assessment and Impact

Previous conservation comments (dated 17/02/25 and 12/07/25) outlined concerns with the principle of an extension to the rear and the specification of the rooflight detail. Amended plans have, subsequently, been provided.

These comments are based upon the following amended plans / further information received:

- *Site Block Plan – Proposed (dwg no. A0-002_P8)*
- *Proposed Plans (dwg no. A0-005_P10)*
- *Proposed Elevations (dwg no. A0-006_P8)*

The proposed extension has been altered to a single storey and would be approx. 5.1m (H) x 4.6m (W) x 4m (D). It would still be constructed in stone with a pitched tile roof.

The ridge height would be similar to the previous version, but as this is a 1-storey addition the eaves height would be much lower which would slightly reduce the visual prominence of the extension. Nevertheless, as noted in previous conservation comments, the principle of the extension would still harm the historic legibility of the Listed Building which was designed as an ancillary outbuilding to Knypersley Hall.

Given that this range of outbuildings has been subdivided into separate residential units, approval of this extension would potentially set a damaging precedent for further extensions along the building line which, cumulatively, would result in a very domestic appearance to the building range i.e. appearance of a terraced row of houses with outriggers. As highlighted in previous conservation comments, the Council's Design Guide (2018), conversions of traditional buildings should not normally require an extension as this negatively impacts their character. The building has already been converted to residential use in the 2000s and it has not been demonstrated that this proposal would realise the optimum viable use (i.e. the one that causes the least amount of heritage harm) as it is likely that the current use is the optimum viable use.

The annotations on the revised plans still refer to a Keylite conservation roof window and, as raised in previous conservation comments there were concerns with the suggested product as it has a bulky frame and central pivot mechanism which is not reflective of the more sympathetic roof windows seen elsewhere on the building range.

No further amendments have been made to the design of the outbuilding and there are no further comments from a conservation perspective on this.

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

In summary, the proposal still results in a harmful impact on the special interest and significance of the Listed Building. This would fail to satisfy the provisions of s.16 and 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). There does not appear to be clear and convincing justification for this level of harm (par.213 of NPPF) and no heritage-related public benefits would arise from the proposal which would balance or outweigh this level of harm (par.215 of NPPF). As set out in par.212 of NPPF, great weight should be given to the conservation of a designated heritage asset. We, therefore, maintain an objection to the proposal from a conservation perspective and recommend it is refused.

Conservation Officer: Megan Atkinson