

Conservation Team Advice

Date: 6th March 2026
Application Ref: SMD/2026/0039 & SMD/2026/0040
Site Address: North Lodge, Heath House, Hollington Road, Winnothdale
Proposal:

- Proposed repairs, refurbishment and alterations to the Grade 2 listed North Lodge and erection of a rear orangery
- Listed Building Consent for proposed repairs, refurbishment and alterations to the Grade 2 listed North Lodge and erection of a rear orangery

Heritage assets affected:		
Designated Heritage Asset(s):	☒	- North Lodge to Heath House – Grade II (listing ref: 1037928) - Heath House – Grade II* (listing ref: 1374695) - Walled Garden – Grade II (listing ref: 1037935)
Non-Designated Heritage Asset(s):	☐	

Conservation Advice

Summary of Significance

The proposal would involve alterations to North Lodge, which is a grade II listed lodgehouse in the parkland of Heath House, a grade II* listed country house.

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.

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 Noe-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. Due to its proximity to the North Lodge, there is some inter-visibility between the two assets.

Assessment and Impact

The proposal seeks repairs and refurbishment to the listed North Lodge, along with construction of an orangery to the rear. Previous applications were approved (ref: SMD/2023/0446 & SMD/2023/0447) and the Heritage, Design and Access Statement (HDAS) outlines this permission seeks amendments to the approved scheme which include the following:

- Change to the rainwater goods design
- Security measures
- Alteration of door height between extension and staircase lobby
- Alteration to the approved internal insulation
- Alterations to improve means of escape
- Alterations to the first-floor bathroom layout
- Revised design to external shed
- Repairs to the dilapidated stone embankment wall

As this is not a variation of condition application, all details submitted will be considered and conditions which may have been previously discharged would not be applicable as this is a separate permission which has been applied for.

Internal alterations

There would be minimal alterations to the internal layout of the ground floor, with a new opening to the proposed orangery and an opening between storage and utility room to be infilled. Dwg no. STHH.02-DR-3100-3P-2 (Maonry Infill Details) illustrates the latter opening, but no details are provided on the materials to be used for the infill which would be useful and, presumably, this would be finished in the insulated plaster proposed?

New stone hearths are proposed to the fireplaces, which are currently a modern ceramic tile of no heritage value. The proposal also seeks to open up the chimney breasts and install wood burning stoves. The fire surrounds shown in the Design & Access Statement appear to be modern and this would unlikely harm the aesthetic interest of the interior.

It is proposed to replace the existing concrete slab flooring with an insulated limecrete floor, which would be more sympathetic to the building's construction. The proposal

seeks to install an insulated lime plaster to the interior and, given there is minimal internal historic covings and skirtings, this would unlikely harm the architectural interest of the interior. It is noted that the previous approval was for a cork lime insulation and now it is proposed to have a calcium silicate plaster. Whilst this is not a traditional detail, this would still be a breathable material that would maintain the permeability of the historic masonry. The plans indicate the insulated plaster would be installed on window reveals. It would be useful to have a technical detail to illustrate this and the potential impact on window outer frames ect.

The works to the first floor would involve alterations to the layout of the landing and bathroom. As noted in the supporting statement, these alterations appear to date from the mid- to late-20th century and the proposed alterations would not affect the special interest of the Listed Building's interior. The annotations on the floorplans indicate a balustrade would be reinstated following relocation of the partitions. The proposed details, as shown on dwg no. STHH.02 3600 Rev 3P, would match the existing details and this would not harm the significance of the building.

Similar to the ground floor, there is limited historic décor, and the proposed insulated plaster would not harm the special interest. However, as noted above, it would be useful to have technical detail of the window reveals as there are a number of historic windows to the first floor which may be impacted by this.

Other alterations to the first floor include, installation of loft hatches to the bedrooms and grilles to the chimney breasts. These alterations would be very minor and unlikely affect the building's architectural interest.

Many of the internal doors to the property are modern, a mixture of timber panelled and boarded doors. The proposal seeks to replace all of these with 4-panelled timber doors (as shown in the Door Schedules) which, given the period of the property, would be more sympathetic. The lintel of a door to the kitchen would be raised in height which would have a minor impact on the building's overall character.

External alterations

The external alterations include construction of an orangery, roof repairs, installation of CCTV cameras, installation of sunpipes, replacement rainwater goods, cleaning and re-pointing external masonry, chimney repairs, replacement external doors, unblocking a rear elevation window to the ground floor, replacement of windows to the rear extensions and blocking up two first floor windows.

The proposed orangery has already been approved (application ref: SMD/2023/0447 & SMD/2023/0446) and there would be no alterations to the size of this.

The rainwater goods would be replaced with cast iron round profile downpipes and half round gutters, finished in black. There would be no objections to the principle of this. As noted in the supporting statement there would be slight increase in the width/depth of

these to ensure the building is resilient to possible effects of climate change. This would likely have a discernible impact the building's appearance and is the interest of best preserving the building's fabric by drawing water away from the building.

The proposed unblocking of window would have a minor impact on the building, but this appears to be a later block up rather than a tax relief window. The proposed replacement to rear windows would involve replacement of modern inappropriate windows. The infill of windows to the first floor would not result in the loss of any historic windows. Overall, the proposed window works would have a negligible impact on the significance of the building.

However, it is noted that the annotations on the proposed floorplans and elevations mention the windows would only be upgraded with secondary glazing, but the application form mentions all windows would be upgraded to slimline double glazing. Clarification on what is proposed would be required and, if double glazing is proposed, it would be useful to have some technical details provided for the windows in the principal part of the building as these were historic or authentic replicas.

The installation of sunpipes would have a minor harmful impact on the architectural interest of the building, but it is noted these have been approved in previous 2023 scheme.

The external masonry and roof repairs appear sympathetic to the architectural and historic interest of the building and, subject to detailing, would either have a neutral or positive impact on its significance.

The proposed elevations indicate two CCTV cameras to be installed to the soffits – one to the rear and the other to the front elevation. These would likely have a minor harmful impact on the appearance of the building due to their contemporary design.

Works within the grounds

A timber shed is proposed to the side elevation of the lodgehouse. This would be modest in scale and discreetly positioned. Due to the land levels and the surrounding boundary wall, it would unlikely be visible from Hollington Road. A slate roof is proposed which would assimilate this with the adjacent Listed Building.

The annotations on the site plan indicate repairs to embankment walling around the property, but no specific details have been provided on what the works entail.

The proposed site plan also indicates an illuminated EV charging point, but no specific details have been provided to assess the impact on the setting of the Listed Building(s).

Overall, there would be some heritage harm arising from the proposed works as there would be modern features installed to the rear of the Listed Building and within its

grounds. It is unclear what impact some works would have on the special interest of the Listed Building, as clarification would be required on the proposed works to windows.

There would be positive impacts arising from the proposed works through more compatible internal plaster and flooring with the building's historic construction, more sympathetic design of doors and internal décor and alteration to inappropriate modern windows on the rear elevation. Subject to clarification on some of the works, it is likely that the enhancements would balance out the harm arising from the proposed works.

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 Buildings (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).

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining applications and a balanced judgement will be required in regard to the scale of harm or loss of significance of the non-designated heritage asset (par.216).

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

As noted above, some clarification is required on some of the detailing to fully assess the level of harm and impact on the special interest and significance of the Listed Building and its setting. It is likely that, on balance, the works would be an

enhancement to the building's special interest which would satisfy the provisions of s.16 and 66 of the Act, Section 16 of the NPPF and policy DC2 of the local development framework. Nevertheless, we would suggest further clarification is provided on the following to fully understand the impact:

- Clarification on replacement windows/upgrade of existing windows with double glazing. This should include a window schedule outlining which windows are to be upgraded, whether historic glass remains in those windows and technical details of how it would be installed within the existing frames/glazing bars
- Technical details of the window reveals and proposed insulated plaster to be installed
- Details of EV charging point show on the proposed site plan
- Clarification on materials for the ground floor door infill (utility/storage rooms)
- Clarification on extent of works to embankment wall

Notwithstanding the above, we would suggest the following conditions on any approval granted:

- Before the re-pointing hereby granted consent is carried out, a sample panel shall be made available on site for inspection and details 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 raking out of loose mortar for the purpose of re-pointing shall be carried out by hand-held tools only and not by power-driven tools. 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.

- Before any cleaning of the external masonry hereby granted consent is carried out, a sample panel shall be made available on site for inspection and details of the method of cleaning to be used 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 cleaning details.

Reason: To preserve the special architectural and historic 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 and retained for the lifetime of the development in accordance with the approved details.

- i. Replacement window details, including materials, opening mechanism, glazing bar details, colour and finish
- ii. Heads and cills for any new window openings
- iii. Specific details of the design of the orangery
- iv. Any new rooftiles (including for the shed)
- v. Any external cowls, flues and vents
- vi. CCTV cameras
- vii. EV charging point

Reason: In order to safeguard the special architectural or historical interest of the Listed Building.

- Before the infill of the external openings to the rear elevation hereby approved are carried out, details (and samples upon request) of the stone to be used for the infill shall be submitted to and agreed in writing the Local Planning Authority. The works shall thereafter be carried out only in accordance with the agreed stone details.

Reason: In order to safeguard the special architectural or historical interest of the Listed Building.

Conservation Officer: Megan Atkinson