

Garage Conversion and Extension

Land to the Rear of 1A Town Head

Heritage Statement

March 2026

Site and Planning History

The application site consists of a single story garage, toilet and store with greenhouses, shed and log store. It is located to the rear of 1A Town Head, where the garden has been divided. It is based in the settlement of Alton, which lies approximately 8km northwest of Utttoxeter.

The site is adjacent to the Alton (St. Peter) Churchyard Extension to the west. With residential properties and their gardens being to the north, east and south. A footpath runs along the sites south border.

22 and 24 Townhead, which lies northwest of the site, is a Grade II Listed Building. The entire surrounding area, including the site itself is within a historic conservation area.

The site is accessed via a driveway shared with the dwellings whose gardens face onto it.

The existing garage was built in 2009 to building regulation standards, although a building regulation application was not submitted as it fell within permitted development guidelines.

The Proposed Development

It is proposed to demolish the existing store and W/C and extend the garage northwest and convert the building into a single storey house.

The proposed extension adds 975mm to the length of the existing structure. The extension is narrower than the existing garage, the eaves and ridge heights are to be the same height as the garage and it is to be constructed of complementary materials.

Heritage Statement

Statement of Significance

22 and 24 Town Head, which lies northwest of the site, is a Grade II Listed Building. The site itself falls within a historic conservation area.

Paragraph 200 of the NPPF requires that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

The list entry reads as follows:-

‘ALTON C.P. TOWNHEAD (North-west side) SK 0642-0742 13/60 No. 22 and No. 24 3/1/67 - II

Pair of cottages. Probably late C17 with later alterations and additions. Ashlar with herringbone tooling; plain tile roof; brick integral end stacks. 2-cell plan, aligned north-east/south-west facing south-east. Extension to the north-west aligned north-west/south-east. 2 storeys and gable-lit attic; 2 bays, 2-light chamfer mullioned windows to ground floor with rebated frames and common hood mould and small quatrefoil shaped light between the 2, small fire window to ground floor left, this and the first floor windows are casements, probably replacing earlier, mullioned windows. Door to each gable.

Listing NGR: SK0744642352’

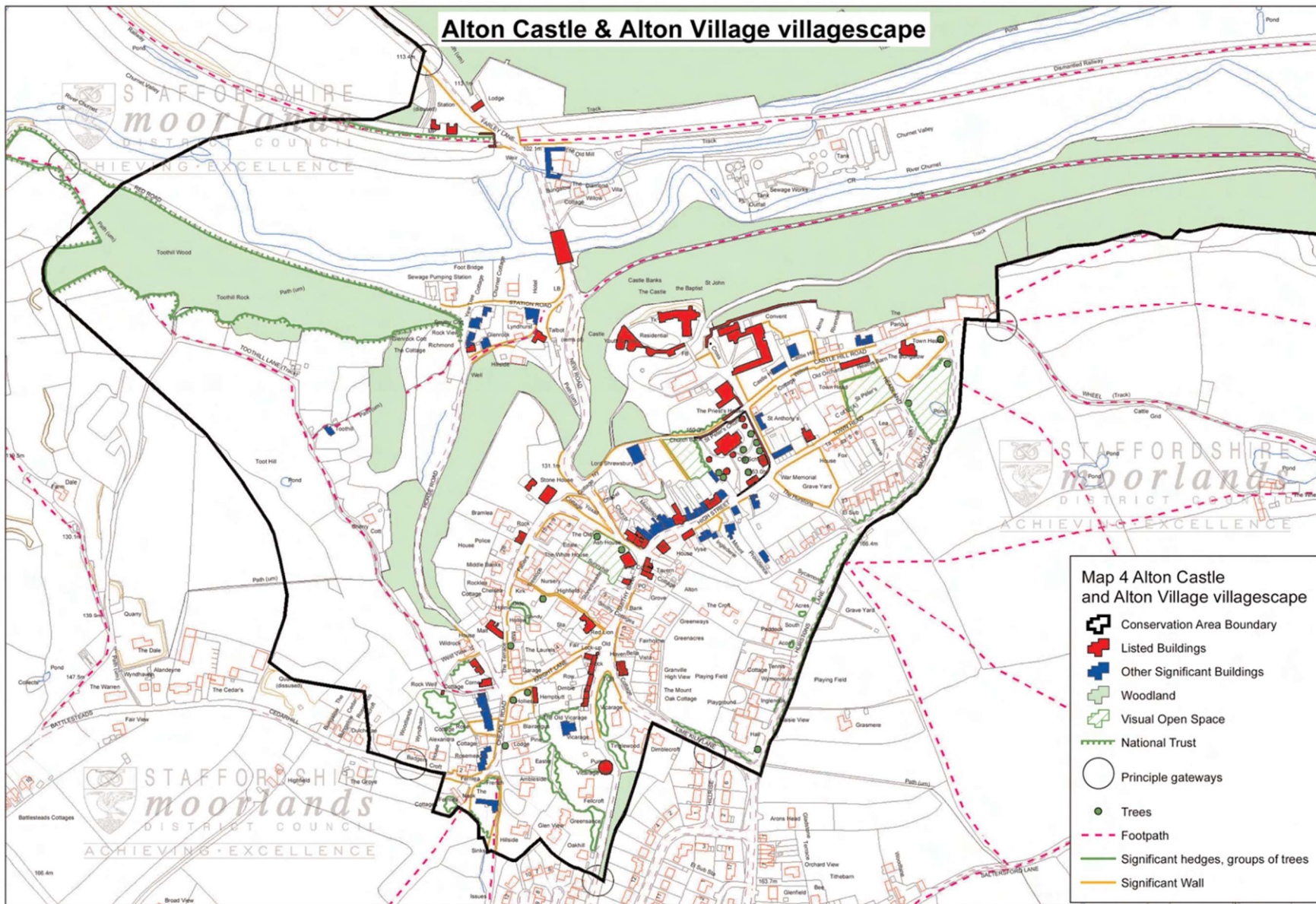
The Staffordshire Historic Environment Record states the area to be: ‘Historic Conservation Areas (1 of 1). Area name: Alton and Farley. Unique ID: 032. Article 4: No. Designation date: 2/28/71, 12:00 AM.’

Alton and Farley Conservation Area Appraisal states it is a conservation area due to its significant architectural and historic interest, encompassing the Churnet Valley, Alton Castle, and the historic village of Alton. The area is characterized by its unique 18th and 19th-century buildings, rich landscape, and the historic Alton Towers estate. All of which the council seeks to preserve.

The map as seen on page 4, shows the Alton Castle and Alton village villagescape. It shows that the churchyard extension which is on the western boundary of the site has a significant wall.

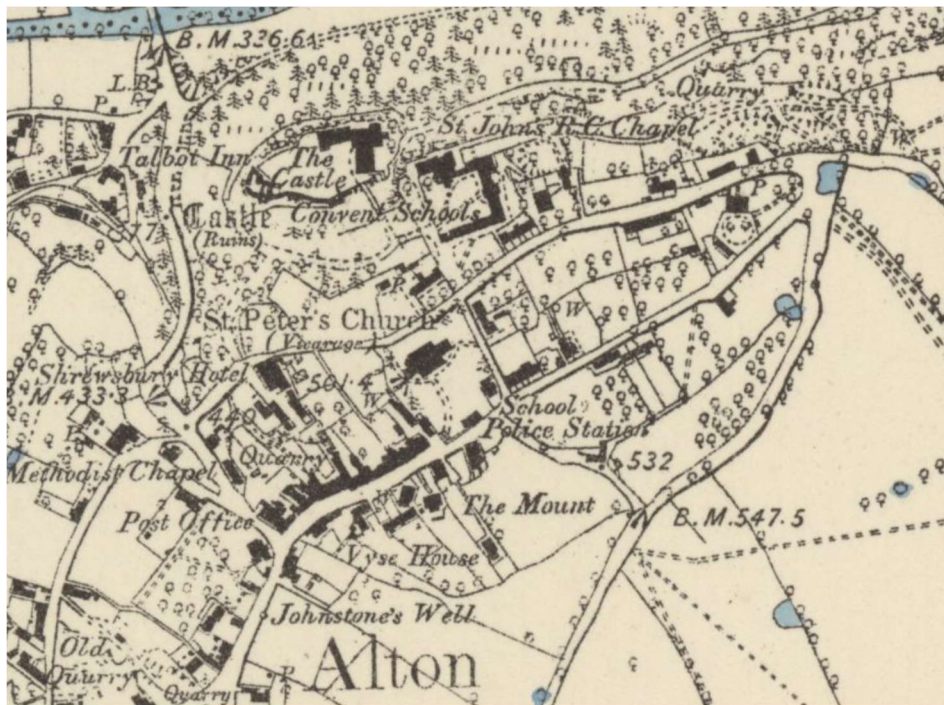
In a historic conservation area a significant wall is a boundary or structural wall that contributes to the special architectural or historic interest, character, or appearance of that designated area. These walls are often as old as the surrounding buildings and are considered part of the heritage asset's setting.

The proposed development will not interact with or affect the wall.



Not to scale

The Ordnance Survey map published in 1887 (surveyed in 1880) shows the site as unlabelled.



Whilst the Ordnance Survey map published in 1924 (surveyed in 1920), shows the only difference for the site, is that due to the garden lengths being extended it now is encompassed in a garden.



It therefore appears appropriate to consider the site as a non-designated heritage asset.

Impact of significance and assessment of harm

Paragraph 203 of the NPPF advises that in the determination of planning applications local planning authorities should take account of:

- The desirability 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; and
- The desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 205 advises that when considering the impact of a proposed development on the significance of a heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be.

The proposals do not affect the significant wall, nor the house at 1A Townhead. Any impact is therefore confined to its setting.

The proposed extension is situated on a divided garden, adjacent to the churchyard extension. It will not be read as having any connection to it. Instead it will be read as an extension to a proximate but unrelated domestic building.

The proposed extension is modest in scale and has a subservient relationship to the host building. It is well related to the existing store in terms of its scale and will not be visible from a public street. The proposed extension will not introduce an alien feature into the setting of the area and will not compromise the historic value of the surrounding properties.

Paragraph 207 of the NPPF states that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss. Paragraph 208 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Substantial harm sets a high bar involving the total loss of significance of a heritage asset. It is clear that these proposals do not involve substantial harm. For the reasons set out above, it is not considered that the proposals result in less than substantial harm to the significance of the churchyard wall nor to 22 and 24 Townhead, which cannot be seen from the site. Because the proposals would not result in harm to the significance of the churchyard wall the test set out in Paragraphs 207 and 208 do not apply in this instance.

Paragraph 209 states 'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing

applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'

The proposals do not affect the historic significance of the churchyard wall or to 22 and 24 Townhead.

The proposals do not therefore affect the significance of either designated or non-designated heritage assets.