

DELEGATED DECISION REPORT

SMD/2026/0054
Valid 11/02/2026

OWL COTTAGE
THE VILLAGE
ENDON

LISTED BUILDING
APPLICATION -
REPLACEMENT REAR PORCH
AND REPLACEMENT
WINDOWS AND DOORS TO
REAR OUTRIGGER OF LISTED
COTTAGE

(LISTED BUILDING CONSENT -
ALTERATION)

MAIN ISSUES

- Heritage
- Design

DESCRIPTION OF SITE

The site is at the rear of this mid terrace property. The terrace forms an L plan with the backs of several dwellings facing in on one another. It is semi-private at the rear but there are access alleys to some of the properties. There are otherwise no obvious public views.

The proposals relate to existing structures.

The property is Grade II Listed and is within the Endon Conservation Area. It is inside the Endon larger villages development boundary. There is an adopted Character Appraisal for Endon and an Article 4 direction relating to external cladding only.

PROPOSAL

To re-new / replace in very similar form, in timber, the existing glazing framework and doors to the two rear single storey elements comprising rear porch and separate rear outrigger.

The description as first submitted was 'replacement windows to a listed cottage'. It has been agreed with the agent to amend the description to that used at the head of this report: 'Replacement rear porch and replacement windows and doors to rear outrigger of Listed cottage'.

Again from the application form it is proposed that the 'existing timber frame, single glazed windows' will be replaced with 'timber frame, double glazed windows'. The form states that additional information is to be found on the plans and specifically in proposal drawing 01528 AL(0) 02.

The submitted Design and Access Statement says at 3.1:

The proposals seek to replace the existing storm casement timber windows and doors with flush casement windows and doors in the same location and replace the timber corner post with another painted timber post. The current windows, door and corner post are in a very poor state of repair. Having reviewed the various casement options for the replacement fenestration, mirroring the style found on the two storey (Eastern) elevation is considered to be the most agreeable, allowing for a continuity of style between the C17 building elements and the proposed.

At 3.2 of the DAS it is stated:

The porch is in a poor state of repair and features horizontal timber boarded walls, a material not vernacular to the area or building. The proposals therefore seek to demolish the exiting porch and rebuild in an appropriate brick, with flush casement window profiles above, again to match the existing east elevation fenestration.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

- SS1 Development Principles
- SS2 Settlement Hierarchy
- SS8 Larger Villages Area Strategy
- DC1 Design Considerations
- DC2 The Historic Environment
- DC3 Landscape and Settlement Setting
- NE1 Biodiversity and Geological Resources
- NE2 Trees, Woodland and Hedgerows
- T1 Development and Sustainable Transport

National Planning Policy Framework (Dec 2024)

Paragraph(s) 1 – 14;

Section(s) 4 – Decision making; 5 – Delivering a sufficient supply of homes; 6 – Building a strong and competitive economy; 7 – Ensuring the vitality of town centres; 8 – Promoting healthy and safe communities; 9 – Promoting sustainable transport; 11 – Making effective use of land; 12 – Achieving well designed places; 15 – Conserving and enhancing the natural environment; 16 – Conserving and enhancing the historic environment.

Adopted Supplementary Planning Documents/Guidance (SPD/G):

- Space About Dwellings SPG
- Design Principles SPG
- Design Guide SPD adopted 21st February 2018

Local Plan Supporting Evidence Documents:

- Landscape and Settlement Character Assessment (2008)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None on recent record

CONSULTATIONS

Publicity

Site Notice expiry date: 17.03.2026

Neighbour consultation period ends: 06.03.2026

Press Advert: 19.03.2026

Public Comments

None

Town / Parish Comments

Endon with Stanley Parish Council – no objection commenting: *Proposals relate to the existing Grade II Listed dwelling, located within the Conservation Area of Endon and dating back to 1710 with some 20th Century alterations. The proposals concern the 20th Century windows to the rear single storey gabled outrigger and the construction of the lean-to porch, all of which are in disrepair and need of replacement. On the Outrigger portion of the dwelling seeks to replace the timber casement windows with new painted timber flush casement windows. The rear porch is of such disrepair that it requires the existing timber frame taking down and its reconstruction from the ground up. A new brick plinth is to be built to the windowsill level with timber flush casement, painted, windows above. The existing corrugated plastic roof covering is to be replaced with a low profile aluminium framed double glazed roof. As the proposals seek to replace those damaged and disrepair elements with new while respecting the original 18th Century property with minimal disturbance to the heritage asset, there is a balance between this and accepting the works are deemed necessary for the habitants enjoyment of the property.*

Historic England

We suggest that you seek the views of your specialist conservation and archaeological advisers. You may also find it helpful to refer to our published advice at <https://historicengland.org.uk/advice/find/>

SMDC Conservation Officer

Summary of Significance

The proposal would involve alterations to Owl Cottage, which is a Grade II Listed Building situated in the setting of other Listed Buildings and in Endon Conservation Area.

Owl Cottage (Grade II) is a c.1710 cottage with 20th century alterations. The building is constructed in coursed dressed stone and red brick, with a tiled roof. The significance of the building derives from its retention of historic fabric and plan form, illustrative vernacular construction and modest character. There have been some modern 20th century alterations, but it makes a positive contribution to the cluster of buildings in The Village.

No 1 & 2 Brook Cottages (Grade II) is a 17th century farmhouse, with 18th and 20th century alterations. The building is constructed in coursed squared stone, with a later

brick addition, and a pitched tile roof and kneelers. The building has retained its detailing well with the mullioned windows.

Endon Conservation Area is designated for its medieval origins, sporadic layout of buildings, two distinctive areas of agricultural buildings and residential buildings to the northern and southern parts, retention of 17th to 19th century buildings and overriding vernacular impression of buildings, with some polite architectural influence in grander Endon Conservation Area is designated for its medieval origins, sporadic layout of buildings, two distinctive areas of agricultural buildings and residential buildings to the northern and southern parts, retention of 17th to 19th century buildings and overriding vernacular impression of buildings, with some polite architectural influence in grander and even in some of the more modest scale buildings. Typically, buildings are constructed in red brick and stone walling with blue tiled roofs.

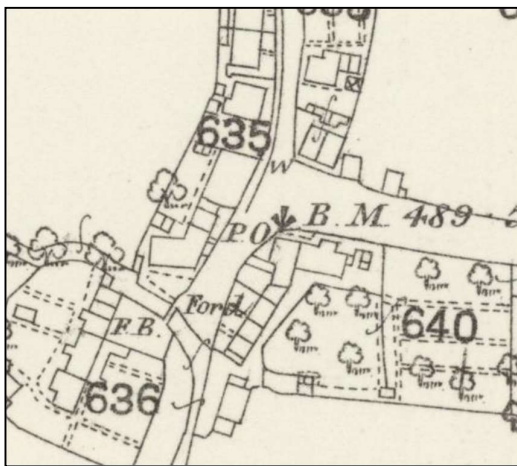


Fig.1 c.1879 OS map [online] (National Library of Scotland)

Assessment and Impact

The proposal would involve replacement of windows and doors to the rear, as well as the replacement of the rear porch structure. It is noted that the description for the applications only mentions replacement windows, which would need to be updated.

Replacement windows and doors

The windows to the rear are modern stormproof timber casements and faux sashes, their inappropriate design detract from the character of the building. The proposal seeks consent to replace these with double glazed flush casements. Double glazing in Listed Building is usually discouraged as it is not a traditional feature. However, the existing are modern and do not contribute to the significance of the building. The flush fitting design of the replacements may be slightly more sympathetic.

There are, however, no technical details on the replacements provided which would illustrate whether the replacement would be an improvement and no details on the thickness of the double glazing. From a conservation perspective, we would recommend that the replacements are slimline double glazing to minimise the visual appearance of the double glazing.

Replacement porch

The porch is a modern addition which does not contribute to the character of the building. The replacement would have a brick plinth, timber windows and glazed roof and would replicate the size and form of the existing. The replacement would likely have a negligible impact on the significance of the designated heritage assets. Overall, the proposal would likely have a negligible impact on the significance and setting of the designated heritage assets as it would not involve the loss of any historic fabric and the proposal seeks to slightly improve the appearance of the rear alterations with more sympathetic flush casement design and brick plinth to the porch.

Conclusions and Recommendations

In summary, the proposal would not harm the special interest and setting of the Listed Buildings and not harm the character and appearance of the Conservation Area. This would satisfy the provisions of s.16, 66 and 72 of the Act, Section 16 of the NPPF and policy DC2 of the local development framework. There are no objections to the proposal from a conservation perspective.

For any consent granted, we would suggest the following:

- Prior to the reconstruction of the rear porch hereby approved, details of all new bricks to be used for the plinth 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 brick details.
Reason: To preserve the special architectural and historic interest of the Listed Building.
- All external joinery, including windows and doors, shall be of a timber construction only which shall be retained for the lifetime of the development. Details of their design, specification, method of opening, method of fixing and finish, colour 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 before the windows and doors hereby approved are installed. The works shall thereafter be carried out only in accordance with the agreed details.
Reason: To preserve the special architectural and historic interest of the Listed Building.

OFFICER COMMENTS

Principle of Development

The requirement for Listed Building consent arises out of consideration for the historic significance of the Listed Owl Cottage. The work proposed is materially different from the existing structures. As add-on elements the changes certainly have the potential to affect the historic significance and it is only on receipt of the full details of the proposal that a full assessment can be made. The scheme cannot be considered a truly 'like-for-like' development due for example in particular to the introduction of a skirting wall to the porch.

The replacement porch would have equivalent dimensions to the existing structure and there is no new enlargement involved. The assessment turns on the suitability of the design and materials. Negligible impact on the significance and setting of the designated heritage assets as it would not involve the loss of any historic fabric and

the proposal seeks to slightly improve the appearance of the rear alterations with more sympathetic flush casement design and brick plinth to the porch

Design

As is suggested by the agent in the DAS the re-build of the porch is an improvement on the existing somewhat makeshift structure. However no details have been submitted for example of the type of brick. There is also as the Conservation Officer points out no detailed specification given for the double glazing. Slim-line is recommended. These are all matters which can be covered by conditions.

Heritage

The Council's Conservation Officer concludes by advising that the scheme would have:

"negligible impact on the significance and setting of the designated heritage assets as it would not involve the loss of any historic fabric and the proposal seeks to slightly improve the appearance of the rear alterations with more sympathetic flush casement design and brick plinth to the porch".

CONCLUSION / PLANNING BALANCE

The need for repair and replacement is apparent from the condition of the existing structures. There is thus no doubt as to the justification. The need for Listed Building consent arises due to the material differences and their potential to affect the historic significance if not sympathetically and appropriately designed in terms of form and materials. Noting the advice of the Conservation Officer the scheme can be recommended for approval subject to the conditions as recommended.

Planning permission has been separately applied for.

OFFICER RECOMMENDATION : **That Listed Building consent be granted.**

Case Officer: Arne Swithenbank

Recommendation Date: 08.04.2026

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council