

Conservation Team Advice

Date: 27th March 2026
Application Ref: SMD/2026/0090
Site Address: Stafford Arms, The Green, Bagnall
Proposal: Listed Building Consent for replacement windows

Heritage assets affected:		
Designated Heritage Asset(s):	☒	Stafford Arms – Grade II (listing ref: 1374600)
Non-Designated Heritage Asset(s):	☐	

Conservation Advice

Summary of Significance

The proposal would involve alteration to The Stafford Arms, which is a Grade II Listed Building. The building consists of a row of 3 former cottages which were converted to a public house. The buildings date from 17th century with later alterations in the 19th and 20th century. The building range is 2-storeys, constructed in squared coursed stone with pitched tiled roofs. The pub still retains the distinctive three parts to the building range; the left-hand side is 3 bays with modern side-hung and tilt-in casements windows, the centre with 19th century chamfered mullioned and leaded light windows and central porch, the right-hand side (St Chad's House) with mullioned windows to the first floor and an ogee shaped bay window. The significance of the building relates to its retention of historic fabric and layout, illustrative phases of development and character of three former cottages, illustrative vernacular construction, association with the development of rural public houses and prominence on the street in the village.



Fig.1 c.1877 OS map [online] (National Library of Scotland)

Assessment and Impact

The proposal seeks permission to replace 9 windows to the left-hand side of the building. The existing windows on this aspect of the building are modern replacements and of no historic value, their replacement would not result in the loss of any historic fabric.

The proposed replacement seeks to install hardwood timber flush side-hung casements and some fixed lights, coloured in cream gloss paint. The proposal would alter the ground floor tilt-in design to a side-hung casement. Whilst there is no historic evidence as to what was there previously, this design would likely be more sympathetic to the vernacular character of the building.

The supporting statement outlines the replacement windows would be double glazed, which is usually discouraged on a Listed Building as it is not a traditional feature and can sometimes result in a bulkier frame which detracts from the architectural interest of the building. However, given the existing are non-original and some are not good replicas of historic styles there may be a case for double glazing in this instance as the proposal seeks to reinstate a side-hung casement to the ground floor.

As indicated on the sectional drawings the proposed double glazing would be a slimline unit (12mm profile), the frames would be similar thickness to the existing and the glazing bar would be integral which would help minimise the visual impact of the double glazing. The proposed timber would be sympathetic to the building's interest, and the chamfered glazing bar would replicate a traditional detail seen elsewhere in the locality. Overall, the impact of the double glazing would be minimised by a sensitive design and would likely have a very discernible impact on the visual appearance of the Listed Building, which would accord with the principles of Historic England's (2024) 'Adapting Historic Buildings for Energy and Carbon Efficiency' advice note.

Legislation and Policy

Planning (Listed Buildings and Conservation Areas) Act 1990

The local planning authority should have a desirability of preserving the special interest of the Listed Building (s.16).

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).

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 would have a negligible impact on the Listed Building, and its special interest would be preserved. This would comply with s.16 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 condition:

- No trickle vents shall be inserted on the replacement windows hereby approved.

Reason: To preserve the special architectural and historic interest of the Listed Building.

Conservation Officer: Megan Atkinson