

Conservation Team Advice

Date: 27th March 2026
Application Ref: SMD/2026/0101
Site Address: Stoneydale Farm, Stoneydale, Oakamoor
Proposal: Conversion of stable block into a single dwelling with associated landscaping and access

Heritage assets affected:		
Designated Heritage Asset(s):	☒	Oakamoor Conservation Area
Non-Designated Heritage Asset(s):	☐	

Conservation Advice

Summary of Significance

Oakamoor Conservation Area encompasses the village situated on a wooded northern bank of the Churnet Valley. The area has been designated for its industrial origins, with various metalworks historically located along the river. The area is characterised by former industrial buildings and terraced workers housing along the river and more sporadic and detached larger houses to the southwest, on elevated topography. Typically, buildings are constructed in rendered brick, with some stonework prevalent, and Staffordshire blue tile roofs. The Conservation Area Appraisal identifies the principal farmhouse as a positive unlisted building, however, the stables to the rear are modern 20th century addition.

Assessment and Impact

The proposal seeks to convert a stable block to the rear of Stoneydale Farmhouse. The stable block is a later-20th century addition of no heritage value. However, its palette of materials is reflective of the surrounding built heritage in the locality, and its modest scale and form are representative of the ancillary agricultural character of the building. It is set back from the roadside, but visible from the highway. The building makes a neutral contribution to the character and appearance of the Conservation Area.

External alterations

The external alterations blocking up the openings to the right-hand side of the courtyard, creation of a patio/bi-fold door on the left-hand side of the courtyard and western elevation, replacement of stable doors at the northern end of the courtyard and installation of rooflights to the western elevation.

Some of the alterations, such as the bi-fold doors, glazed panelled doors and rooflights, would domesticise the appearance of the building. Whilst this is a modern building, these alterations may still draw visual focus from the surrounding positive contributors to the Conservation Area. It would be recommended that the design of the replacement doors which have a glazed side panel are altered to a design more sympathetic or discreet as these are very domestic in appearance. The bi-fold doors, whilst very contemporary, are screened or only visible at oblique angles. No details have been provided on the rooflights, but it would be suggested these are flush fitting and conservation style ones to minimise the visual impact.

Works within the grounds

The works within the grounds would involve removal of a modern corrugated building, creation of parking spaces, new garden shed, alterations to the access and boundary treatments.

The removal of the modern metal building would be an enhancement. There are no details provided on the proposed garden shed so it is difficult to assess this but, as above, it may domesticise the appearance. It would be useful to have details of this included in the application.

The annotations on the proposed plans mention a close-boarded fence alongside a hedgerow for the boundary treatments to the eastern boundary. A close board fence would likely be discouraged from a conservation perspective, a post-and-rail fence or stone wall would be more appropriate in the agricultural and rural context.

Legislation and Policy

Planning (Listed Buildings and Conservation Areas) Act 1990

The local planning authority should have a desirability of preserving or enhancing the character and appearance of the Conservation Area (s.72).

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
- Oakamoor Conservation Area Appraisal (2016)

Conclusions and Recommendations

Overall, the proposed development has the potential to have a neutral impact on the character and appearance of the Conservation Area which would comply with s.72 of the Act, Section 16 of the NPPF and policy DC2 of the local development framework. There are no objections to the principle of the development from a conservation perspective, but it would be recommended that the following is provided/amended to ensure that the development does not harm the character and appearance of the Conservation Area:

- Alterations to the doors with glazed side panel (details could be conditioned)
- Rooflights to be conservation type and flush fitting (details could be conditioned)
- Details of the proposed garden shed
- Removal of the close boarded fencing mentioned on the plans, details of the boundary treatments to be provided (i.e. an elevation) – a post and rail fence or stone boundary wall may be more appropriate in this context

Conservation Officer: Megan Atkinson