

Conservation Team Advice

Date:	20 th April 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

Conservation Advice – Amendments

Assessment and Impact

Previous conservation comments (06/03/26) raised no objections to the principle of the works but queried some of the details.

These comments are based upon the following amended plans / further information received:

- *Covering Letter – dated 31st March 2026*
- *North Lodge Joinery Detail – Type A (dwg no. 3260)*
- *North Lodge Joinery Detail – Type B (dwg no. 3261)*
- *North Lodge Joinery Detail – Type C (dwg no. 3262)*
- *North Lodge Joinery Detail – Type D (dwg no. 3263)*
- *North Lodge Joinery Detail – Type E (dwg no. 3264)*

EV charging point

No objections to the manufacturer's specification provided. It will be an overtly modern feature, but clear justification for it in terms of climate change has been provided and this would be discreetly positioned to the rear of the site to minimise visual impact on the building's architectural interest.

Joinery details

There are no objections to the technical details for the window replacements and alterations. Previous conservation comments (06/02/26) queried the mention of double glazing. Clarification has been provided that this only relates to the secondary glazing,

which will be double-glazed rather than the principal part of the window. The proposed design of the windows to the side elevation and later extension illustrate the design would be an improvement to what is there now.

It is noted about the proposed alterations to windows WF1.1 & WF2.1 to enable a means of escape. It is agreed this would cause a degree of heritage harm (par.215 of NPPF), but there is clear and convincing justification for this harm (par.213 of NPPF) as it has been demonstrated in the Heritage Design & Access Statement that this would be least intrusive and harmful option and would also ensure that the building could maintain its optimum use as a dwelling.

Ground floor door infill

No objections to these works as the materials proposed are sympathetic to the building's construction.

Works to embankment wall

No objections to these works as they appear to be a repair rather than engineering works/rebuilding of the structure.

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 Building (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).

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, there would be a minor degree of heritage harm arising from the works but there are considerable enhancements to the significance that would balance and outweigh this minor degree of harm. Therefore, the proposal would preserve the special interest of the Listed Building and setting of the surrounding Listed Buildings. This 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. Therefore, there are no objections to the proposal from a conservation perspective.

We would suggest the further plans and information listed above is conditioned as part of any approved plans and the following further details be conditioned for 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. Details of the replacement front door
- 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

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