

Conservation Team Advice

Date: 20th April 2026
Application Ref: SMD/2026/0096 & SMD/2026/0097
Site Address: Ivy House Farm, Rownall Road, Wetley Rocks
Proposal:

- External and Internal Alterations to Provide En-suite and Dressing Room to Master Bedroom
- Listed Building Consent for External and Internal Alterations to Provide En-suite and Dressing Room to Master Bedroom

Heritage assets affected:		
Designated Heritage Asset(s):	☒	• Ivy Farmhouse – Grade II (listing ref: 1038080) • Barn stables 20yds to SW of Ivy Farmhouse – Grade II (listing ref: 1188812)
Non-Designated Heritage Asset(s):	☐	

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Summary of Significance

Ivy Farmhouse is a Grade II listed farmhouse dating from 17th century with mid-19th and 20th century alterations. The building is constructed in coursed squared stone with a tiled roof and mullioned windows. The significance relates to its retention of historic fabric and plan form, association with the development of agricultural buildings in the post-medieval period and illustrative vernacular construction.

Immediately south of the farmhouse is a separately listed barn and stable range (Grade II). The building likely dates from the 18th century and is constructed in coursed stone with a stone slate roof. The significance of the building derives from its association with the principal farmhouse and farming buildings in the 18th century North Staffordshire as well as its functional and agrarian character, influenced by the availability of local materials.

Assessment and Impact

The proposal seeks to convert the first-floor store to an ensuite and dressing room and the works would involve a small new opening, new partitions and new window to the west elevation.

The gable end door to loft would be altered to have a window with timber cladding beneath which would still maintain some of the ancillary/agrarian character of this side addition of the farmhouse.

The proposed internal lining of the wall would be breathable insulation and lime plaster which is sympathetic to the building's construction. It is noted that the proposed floorplans indicate soil vent pipes would be situated internally which would minimise the impact on the external appearance of the building.

Overall, the proposed works are quite minor and would unlikely harm the special interest of the Listed Building.

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

Overall, the proposal would likely have a negligible impact on the setting and significance of the 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. There are no objections to the proposal from a conservation perspective.

For any consent granted, we would suggest the following conditions to ensure that the detailing is acceptable:

- No 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. External window and cladding beneath
 - ii. Internal wall and ceiling insulation to ensuite/dressing room

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

Conservation Officer: Megan Atkinson