DELEGATED DECISION REPORT

SMD/2026/0029 **Valid 23/01/2026**	**THE OLD ENGINE HOUSE** **BIDDULPH ROAD** **MOW COP**	**CONVERSION OF GARAGE TO LIVING ACCOMODATION** **(LISTED BUILDING CONSENT)**

MAIN ISSUES

- Green Belt
- Heritage

DESCRIPTION OF SITE

Prominent stone building of obvious age and character in lone setting recently renovated from semi ruinous state. Originally the building was associated with adjacent colliery activity. The solidly proportioned form, stone arched windows and doorways and original cast iron window frames give the building a distinctive appearance. The building is Grade II Listed 20th Nov 1987. The List entry reads:

> Engine house serving coal mine (now disused). Early to mid-C19, with C20 alterations. Rough chisel-dressed and squared, coursed rubble; corrugated roof (that part remaining at time of resurvey, November 1984). 'L'-shaped plan of engine house and attached lower wing of stables or workshops; winding house beyond, in foundations only. 2-storey, 3-window front; chamfered eaves course; round-arch, cast-iron casements to both levels. Arched entry to south-east adjacent to single-storey workshop and/or stabling; chamfered eaves bands; small round-arch casements flank 2 arched entries (now blocked) towards centre; remains of winding house to south-east end. Single-storey wing and winding house directly face mine shaft, approximately 25m to north-east. The earlier workings at Biddulph are situated on the hillside, later mines moved into the valley.

Consent was granted in 2012 for conversion of the extant Listed Building to a dwelling. This was added to following a consent in 2019 when a lost two-storey south wing was replaced in line with known historic details. This incorporated a garage at ground floor. The Planning Unit of the initial 2012 residential consent is shown in the approved site plan extract at Fig. 1 below. An extract from the site plan of the approved 2019 scheme is shown at Fig. 2 below.

In 2020 consent was obtained for development of a stables building in land adjoining the residential unit against the far north east boundary of the applicant’s ownership. The location of this development and its relationship to the earlier consents and to the overall land ownership shown edged by blue Is illustrated in the plan extract at Fig. 3 below.

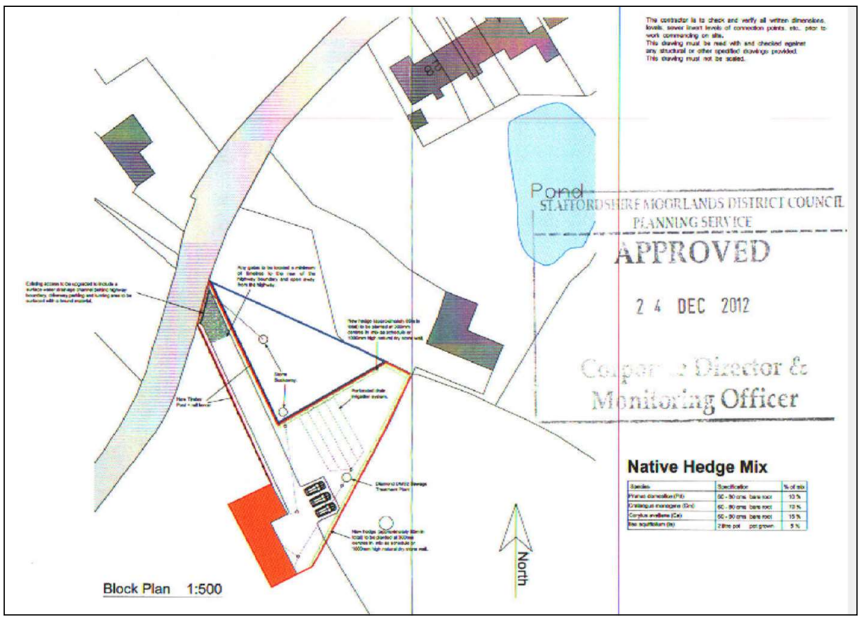

Fig. 1 - 12/00674/FUL – initial conversion to dwelling

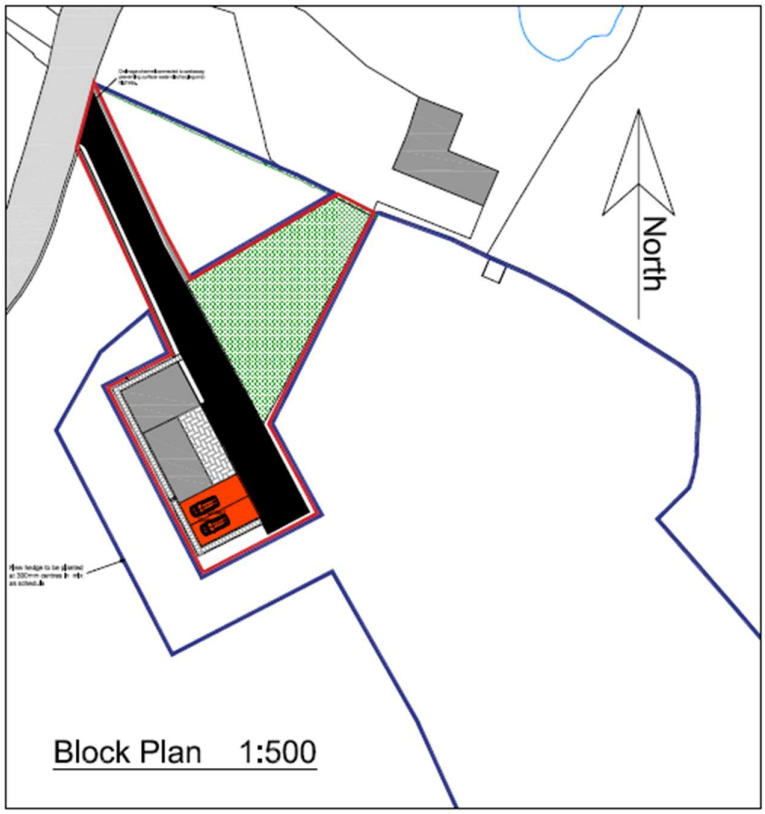

Fig. 2 – approved drawing 05B from SMD/2019/0523

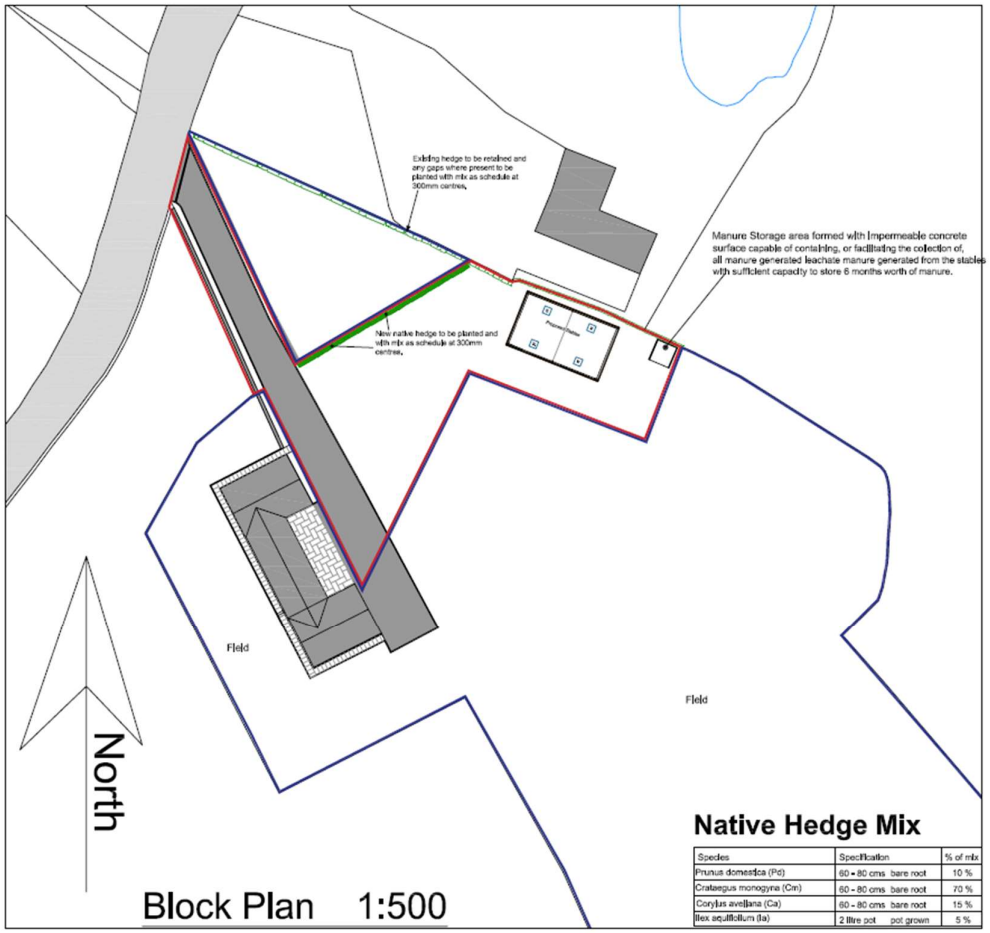

Fig. 3 – approved stables SMD/2020/0490

It can be noted from fig. 2 that, although the applicant was at some point able to purchase land to the southwest side of the main buildings, the planning decisions have taken pains to restrict this from becoming more overtly adopted residential curtilage. This has been with the intention of preserving, so far as possible, the building's raw setting in relation to the surrounding fields on this rural westerly side. The surroundings to the north east meanwhile appear historically to have been subject to mixed intermittent developments of more utilitarian or industrial type at various times.

The dimensions of the stables building as built have not been checked on site. The dimensions in the submitted plans do however correspond in plan area and in eaves and ridge height with those as first approved. It is noted the north west gable end opening has been positioned centrally rather than to the left (north east) side. It is also noted that the building has not as yet been finished externally in accordance with the approved plans which include vertical timber boarding to the walls above a block work plinth wall.

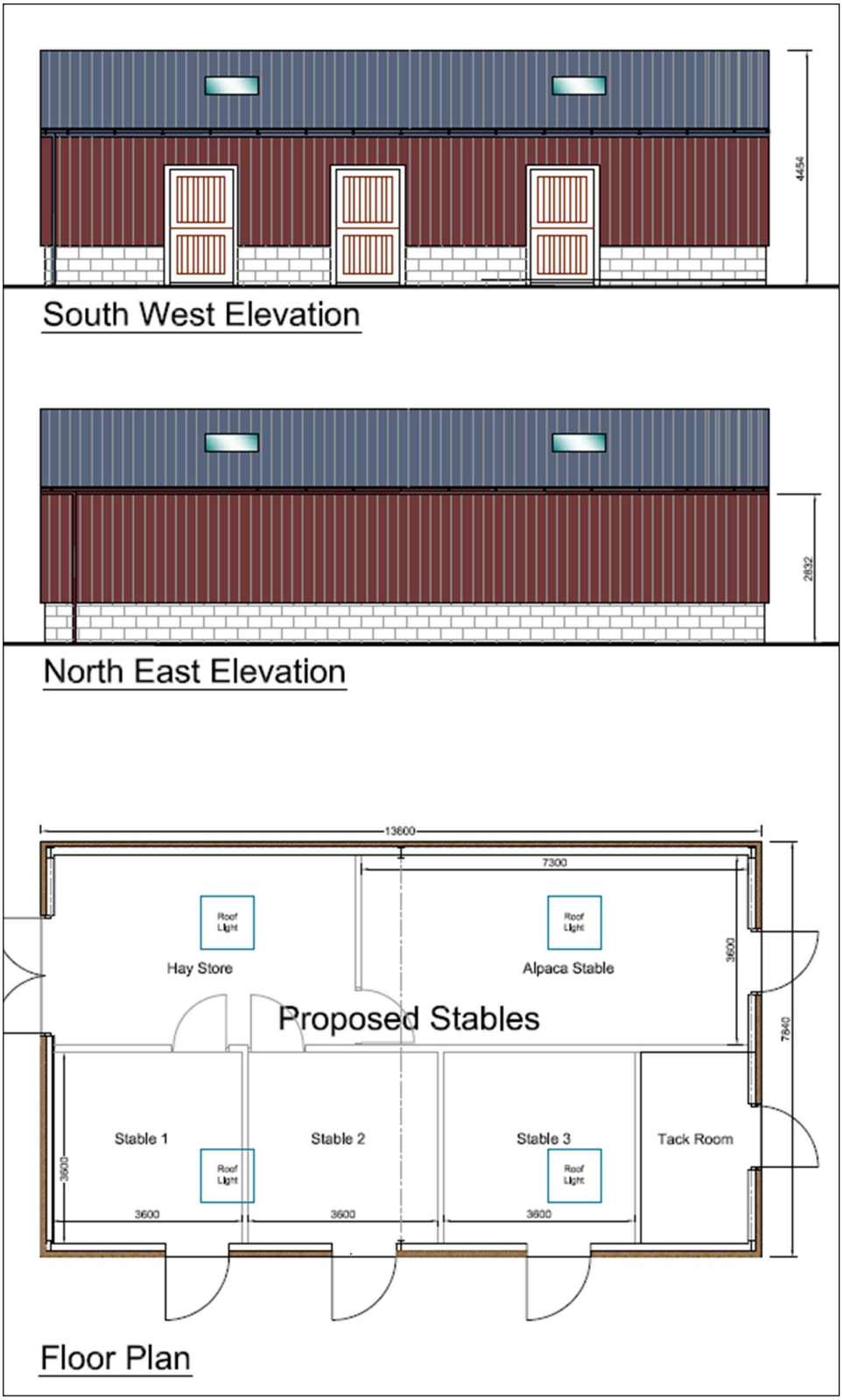

Fig. 4 – approved stables SMD/2020/0490 – plan and elevations extract

PROPOSAL

As first submitted this was described as:

> *Conversion of garage to living accommodation and change of use of stable building to incorporate garage within part of the building*

On examination the LPA has concluded that the stables are outside of the approved Listed Dwelling curtilage and the changes to the stables are not likely to require LBC.

The applicant has decided therefore to simply apply for conversion of the garage previously approved within the extended dwelling. A revised site plan drawing (1557-17 rev-A has been received to reflect this. Drawing 16B for the part garage use of the stables is no longer part of the application.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)
SS1 Development Principles
SS2 Settlement Hierarchy
SS10 Other Rural Areas Area Strategy
DC1 Design Considerations
DC2 The Historic Environment

National Planning Policy Framework (Dec 2023)
Paragraph(s) 1 – 14;
Section(s) 4 – Decision making; 6 – Building a strong and competitive economy; 7 – Ensuring the vitality of town centres; 8 Promoting healthy and safe communities; 11 – Making effective use of land; 12 – Achieving well designed places and beautiful places; 13 – Protecting Green Belt Land; 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

83/11759/OLDDC – proposed conversion of old workshops to dwelling house – refused

12/00674/FUL – proposed conversion of the Old Engine House to dwelling approved
12/00680/LBC – proposed conversion of the Old Engine House to dwelling

SMD/2019/0037 – proposed change of use of land to allow re-location of domestic curtilage – withdrawn

SMD/2019/0038 – Listed Building Consent for proposed change of use of land to allow re-location of domestic curtilage – withdrawn

SMD/2019/0042 – proposed detached garage and patio – withdrawn
SMD/2019/0043 – Listed Building Consent for proposed detached garage and patio – withdrawn

SMD/2019/0523 – proposed re-instatement of the south eastern wing to the old engine house – approved
SMD/2019/0524 – LBC for proposed re-instatement of the south eastern wing to the old engine house – approved

DOC/2014/0068 – discharge of conditions (12/00680/LBC) 2, 3 and 4 – approved
DOC/2014/0069 – discharge of conditions (12/00674/FUL) 3, 4, 5, 6, 9 and 14 – approved

SMD/2020/0490 – stables

SMD/2024/0340 – application for listed building consent for – installation of doors which differ slightly from those previously approved by application reference DOC/2014/0068 following the granting of planning consent under reference 12/00680/LBC (SMD/2012/0857) – approved

CONSULTATIONS

Publicity

Site Notice expiry date: 13.03.2026
Neighbour consultation period ends: 16.02.2026
Press Advert: 26.02.2026

Public Comments

None

Town / Parish Comments

None

SMDC Heritage Conservation

Householder planning permission has been applied for the conversion of the stables; however, this building appears to be outside the domestic curtilage of the principal dwelling so it would unlikely benefit from being within the scope of householder permission.

Notwithstanding the above, the proposed alterations to the Listed Building consist of changing the design of two external doors previously approved under the reinstatement of the east wing (application ref: SMD/2020/0283) and minor internal layout alterations to the previously approved integral garage area. In addition, the proposal seeks permission for the conversion of part of previously approved stable block (application ref: SMD/2020/0490) to a garage for domestic use.

The proposed alterations to the principal building are relatively minor and, given these works would be situated in the recently reinstated eastern wing of the building the works would unlikely harm the historic interest of the building. It is noted that the proposed detailing of the change of garage door to a bi-fold door is relatively domestic feature which not reflective of the building's industrial and technological heritage. However, this would be a relatively minor change to the appearance of the building, and it is noted that this is still reflective of the shape of the opening in Fig.2. The materials for the doors would be timber, which is sympathetic to the character of the building.

The proposed alterations to the internal layout would likely have a negligible impact on the special interest of the Listed Building as this eastern wing was recently rebuilt.

OFFICER COMMENTS

Principle of Development

The development amounts to residential use within an existing approved residential scheme. It is acceptable in principle on this basis. Whilst the proposal forces parking to be found entirely outside the building there is ample space available within the approved domestic curtilage. There are no new heritage implications from this aspect – although vehicles will be parked outside this will be within areas where this could occur under the existing permissions.

The main issues are design and heritage and specifically the implications for the Listed Building.

Design / heritage

Noting the comments of the Conservation Officer that there is no objection on heritage grounds the design can be accepted.

CONCLUSION / PLANNING BALANCE

The scheme being found acceptable in design heritage and there being no other issues it is recommended for approval.

OFFICER RECOMMENDATION : **Approve**

Case Officer: Arne Swithenbank
Recommendation Date: 22.04.2026

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council