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From: planningcomments@staffsmoorlands.gov.uk
Sent: 24 April 2026 13:02
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

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Application Reference No. : SMD/2026/0162
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Comments by: Ross AnthonyHistoric Buildings and Places (AMS)
From:

Historic Buildings and Places (AMS)
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Submission: Neither

Comments: FAO: Arne Swithenbank

Address: Staggs Meadow Cottage, School Lane, Upton Warren, Bromsgrove, B61 7EN

Application Ref: SMD/2026/0162

Proposal: Listed Building Consent for the change of use of cellar and partial ground floor, with associated alterations to form flat.

Statutory Remit: Historic Buildings & Places (HB&P) is a consultee for Listed Building Consent applications, as per the Arrangements for handling heritage applications & notification to Historic England and National Amenity Societies and the Secretary of State (England) Direction 2021. We are concerned with historic assets of all types and all ages, including conservation areas and undesignated heritage.

Comments: Thank you for notifying HB&P of the above application for listed building consent.

There is no objection to the principle of a change of use, but in balancing the benefits of the proposal verse the harm to the heritage asset, Council will need to carefully consider whether the amenity in cellar level bedroom with no natural ventilation and limited natural light is considered appropriate and creates a quality, liveable dwelling.

HB&P provide the following comments for consideration:

Shop front – the shopfront is of historic interest and HB&P support its repair and retention and the addition of secondary glazing is acceptable, subject to details that can be secured by condition. However, details should be provided about how privacy is to be achieved? Are the windows to be frosted? Given the large expanse of glazing, some privacy measures would greatly detract from the appearance from the building and should be avoided.

Where is the kitchen extraction to vent to? It is assumed this will not require alterations to the shop front.

Raised floor – if this is considered appropriate, then the historic floorboards should be salvaged and reused.

The cellar - the photos suggest the cellar floor is made up of historic checkboard tiles. What treatment to this surface is proposed?

The statement notes that the curved stair is one of the few original features to remain in situ. Are any alterations required to the historic stair to achieve fire separation? (or where they dealt with as part of the previous SMD/2018/0507 & SMD/2018/0508?)

It is preferable that the ground floor WC is located elsewhere – this would have been one of the principle rooms in the original house and it would be preferable to reinstate those original proportions.

Policy: Chapter 16 of the NPPF (2023), particularly paragraph 205, that states: –When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance–.

Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that, in considering whether to grant listed building consent for any works the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. 

Recommendation: Submission of additional supporting justification and/ or amended plans to address the above conservation and design concerns.

Regards

Ross Anthony

HB&P Case Work

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