

DELEGATED DECISION REPORT

SMD/2026/0090
Valid 03/03/2026

THE STAFFORD ARMS
THE GREEN
BAGNALL

LISTED BUILDING CONSENT
FOR REPLACEMENT
WINDOWS

(LISTED BUILDING CONSENT -
ALTERATION)

MAIN ISSUES

- Impact on a historic asset
- Design

DESCRIPTION OF SITE

The application relates to a Grade II Listed Building within the Bagnall Conservation Area. The building consists of a row of 3 former cottages which were converted to a public house. It forms the focus of the village green.

The significance of the building relates to its retention of historic fabric and layout, illustrative phases of development and character of three former cottages, illustrative vernacular construction, association with the development of rural public houses and prominence on the street in the village.

There is an article 4 direction relating to external cladding only.

PROPOSAL

To replace 9 windows with timber replacements: 5 replacement windows on the front (east elevation) and 4 in the southern gable of the building.

The position and scale of the windows remain unchanged. The proposal would alter the ground floor tilt-in design to a side-hung casement.

The replacement windows will be constructed from timber and finished with a cream RAL900 gloss paint.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (adopted September 2020)

DC1 Design Considerations

DC2 The Historic Environment

National Planning Policy Framework

Section 16 – Conserving and enhancing the Historic Environment

Planning (Listed Buildings and Conservation Areas) Act 1990

SITE HISTORY

SMD/2020/0015	Proposed glazed pavilion with retractable roof over existing outdoor area	Withdrawn
SMD/2016/0688	Listed Building Consent for erection of a single storey rear extension with outside seating area; installation of 2no. conservation style rooflights over existing dining room; internal alterations and a replacement detached garage	Approved
SMD/2016/0687	Erection of a single storey rear extension with outside seating area; installation of 2no. conservation style rooflights over existing dining room; internal alterations and a replacement detached garage	Approved
SMD/2011/0671	Proposed refurbishment and facility Improvement works for the Stafford Arms Public House and Dining Inn-Listed Building	Approved
SMD/2011/0661	Proposed refurbishment and facility improvement works for the Stafford Arms Public House and Dining Inn.	Approved
SMD/2001/0052	Erection of low level lighting in car park for security	Approved
SMD/1986/0208	Extension forming new dining room and enlargement of existing car park	Approved

Publicity

Site Notice expiry date: 23/04/26

Neighbour consultation period ends: 30/03/26

Press Advert: 8/04/26

Public Comments

None

CONSULTATIONS

Parish Council

Leaded windows not detailed on the elevation plan- need clarification

Historic Building & Places Online photos show some windows to be modern but unclear if others are of historic interest. Some replacement windows do not reflect the design of the existing windows i.e. leaded windows. Recommend a window survey to confirm age and condition of the windows to assess if they can/ cannot be repaired. If the windows are historic, draught proofing and secondary glazing may be a more cost effective and less harmful alternative.

SMDC Conservation Officer

Summary of Significance

The proposal would involve alteration to The Stafford Arms, which is a Grade II Listed Building. The building consists of a row of 3 former cottages which were converted to a public house. The buildings date from 17th century with later alterations in the 19th and 20th century. The building range is 2-storeys, constructed in squared coursed stone with pitched tiled roofs. The pub still retains the distinctive three parts to the building range; the left-hand side is 3 bays with modern side-hung and tilt-in casements windows, the centre with 19th century chamfered mullioned and leaded light windows and central porch, the right-hand side (St Chad's House) with mullioned windows to the first floor and an ogee shaped bay window. The significance of the building relates to its retention of historic fabric and layout, illustrative phases of development and character of three former cottages, illustrative vernacular construction, association with the development of rural public houses and prominence on the street in the village.

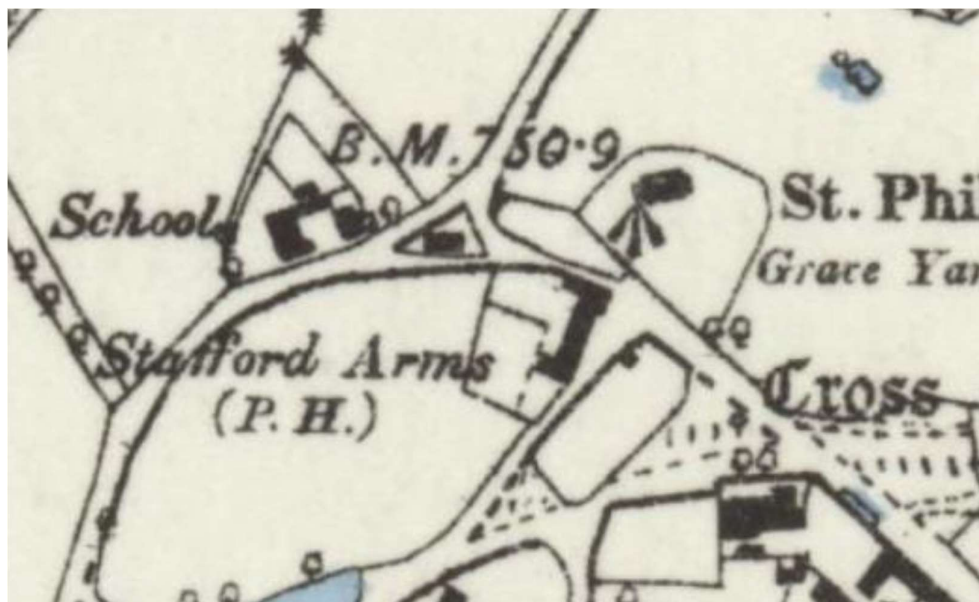


Fig.1 c.1877 OS map [online] (National Library of Scotland)

Assessment and Impact

The proposal seeks permission to replace 9 windows to the left-hand side of the building. The existing windows on this aspect of the building are modern replacements and of no historic value, their replacement would not result in the loss of any historic fabric.

The proposed replacement seeks to install hardwood timber flush side-hung casements and some fixed lights, coloured in cream gloss paint. The proposal would alter the ground floor tilt-in design to a side-hung casement. Whilst there is no historic evidence as to what was there previously, this design would likely be more sympathetic to the vernacular character of the building.

The supporting statement outlines the replacement windows would be double glazed, which is usually discouraged on a Listed Building as it is not a traditional feature and can sometimes result in a bulkier frame which detracts from the architectural interest of the building. However, given the existing are non-original and

some are not good replicas of historic styles there may be a case for double glazing in this instance as the proposal seeks to reinstate a side-hung casement to the ground floor.

As indicated on the sectional drawings the proposed double glazing would be a slimline unit (12mm profile), the frames would be similar thickness to the existing and the glazing bar would be integral which would help minimise the visual impact of the double glazing. The proposed timber would be sympathetic to the building's interest, and the chamfered glazing bar would replicate a traditional detail seen elsewhere in the locality. Overall, the impact of the double glazing would be minimised by a sensitive design and would likely have a very discernible impact on the visual appearance of the Listed Building, which would accord with the principles of Historic England's (2024) 'Adapting Historic Buildings for Energy and Carbon Efficiency' advice note.

Conclusions and Recommendations

In summary, the proposal would have a negligible impact on the Listed Building, and its special interest would be preserved. This would comply with s.16 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 condition:

- No trickle vents shall be inserted on the replacement windows hereby approved.

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

Historic England Do not wish to comment

OFFICER COMMENTS

The main issues in this application are the impact of the proposals on the historic integrity of the Listed Building.

Principle of Development

A listed building consent is required as the work involves alterations to the Listed Stafford Arms. The replacement windows will inevitably have a material change as the works will affect the historic fabric of the building. Windows are integral to a building's appearance and historic value and, any changes that affect their character, including window replacement, must be reviewed and approved prior to commencement.

The replacement windows will be in the same position and scale as those that will be replaced. No new enlargement involved. Also, the works are to replace modern windows to the left-hand side of the building which are of no historic value.

Negligible impact is given on the significance and setting of the designated heritage assets as it would not involve the loss of any historic fabric and the proposal seeks to improve the appearance of the windows and make the building more energy efficient.

The assessment turns on the suitability of the design and materials.

Design

The replacement windows will be hardwood timber, flush side-hung casements and coloured in cream gloss paint.

The proposal would alter the ground floor tilt-in design to a side-hung casement. As noted by the Conservation officer, there is no historic evidence as to what was there previously and as agreed by the case officer, this design would likely be more sympathetic to the vernacular character of the building.

The Bagnall Parish Council have commented for clarification about the leaded windows as they are not shown in the elevation plan. The replacement windows are timber framed and outlined in the window details plan which will be covered by conditions.

The Historic Building & Places has commented that a window survey is necessary to assess if the existing windows can be repaired rather than replaced. However, it is considered onerous for the applicant to undertake a survey as the works are to later additions to the listed building and not good replicas of historic styles. Also, the proposal seeks to reinstate a side-hung casement to the ground floor which is supported by the Conservation officer.

The planning statement outlines that the windows will be double glazed which is usually discouraged on a Listed Building as it is not a traditional feature and can sometimes result in a bulkier frame which detracts from the architectural interest of the building. However, the existing are non-original and not in keeping with the character of the historic building, therefore an allowance for double glazing in this instance is acceptable to the Conservation Officer.

Furthermore on the matter of double glazing, the Conservation officer noted- *the proposed double glazing would be a slimline unit (12mm profile), the frames would be similar thickness to the existing and the glazing bar would be integral which would help minimise the visual impact of the double glazing. The proposed timber would be sympathetic to the building's interest, and the chamfered glazing bar would replicate a traditional detail seen elsewhere in the locality. Overall, the impact of the double glazing would be minimised by a sensitive design and would likely have a very discernible impact on the visual appearance of the Listed Building, which would accord with the principles of Historic England's (2024) 'Adapting Historic Buildings for Energy and Carbon Efficiency' advice note.*

The scheme is considered to be in accordance with Policy DC1 and DC2 of the Local Plan.

Impact on Historic Assets

The Council's Conservation Officer concludes by advising that the scheme would have:

"negligible impact on the Listed Building, and its special interest would be preserved. This would comply with s.16 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 condition:

- *No trickle vents shall be inserted on the replacement windows hereby approved.*

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

CONCLUSION

In determining this application the LPA has a statutory duty, under Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, to consider the impact of the proposal on the special architectural and historic interest of the listed building affected, and its setting. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the LPA to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area. Furthermore, paragraph 207 of the Framework states that 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.

The proposed works can be supported on the basis of negligible impact on the Listed Building and compliance therefore with Policy DC2 and the NPPF. The replacement of the existing modern additions with windows that are more in keeping with the character of the building is supported

OFFICER RECOMMENDATION : **Listed Building consent to be granted**

Case Officer: Lisa Li

Recommendation Date: 16/04/26

X



Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council

