

DELEGATED DECISION REPORT

**SMD/2026/0096 &
SMD/2026/0097**

Valid 04/03/2026

**IVY HOUSE FARM
ROWNALL ROAD
WETLEY ROCKS**

**EXTERNAL AND INTERNAL
ALTERATIONS TO PROVIDE
EN-SUITE AND DRESSING
ROOM TO MASTER BEDROOM**

**(FULL – HOUSEHOLDER &
LBC LISTED BUILDING
CONSENT)**

MAIN ISSUES

- Whether or not the proposal amounts to inappropriate development in the Green Belt
- The Impact on the character and appearance of a listed building and the setting of listed buildings
- The impact on the overall character and appearance of the area

DESCRIPTION OF SITE

The application site lies about a mile to the north-west of Wetley Rocks village and comprises part of a farm on the west side of Rownall Road, a country lane which provides an access to site via a short hard-surfaced track.

The site comprises the Grade II listed dwellinghouse original to the 'Ivy House Farm' farmstead.

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.

PROPOSAL

The applications seek Planning Permission and Listed Building Consent to regularise alterations carried out that have materially affected the external appearance of the Grade II listed dwellinghouse; and, to complete the alterations and works to provide an ensuite and dressing room within old hayloft space adjacent to the master bedroom.

This report considers the issues relating to the planning application (Green belt, Design and Heritage, Character and appearance) and the Listed building consent (Heritage and impact of the proposal on the significance of the heritage asset)

The application evidence, HIA and planning statement, explains how the cart bay at the western end of the dwelling originally provided a cart store with a hay loft above and that 20th Century alterations increased the height of the cart opening and hay loft floor, probably to house a tractor, reducing head height in the hay loft. The evidence provides a photograph showing how the loft floor had been installed above what appear to be the original joist sockets in the wall.



Inserted and raised floor into cart bay with altered joists and lintel. The original sockets for the joists which ran axially are still visible.



This evidence is submitted to justify more recent works, already carried out, to drop the height of the cart opening and hay loft floor, which in turn has increased head height at first floor. It is said that this work has reinstated original arrangement.



To complete the works, the first floor (marked on plan as a store) would be converted to provide an adjacent ensuite and dressing room to the master bedroom. The additional works would involve a small new opening, new partitions and new window to the west elevation.

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

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2017/0701 (702 LBC) Retrospective rebuilding of stone barn and proposed conversion into two dwellings. The erection of a detached garage. The demolition of two agricultural buildings. APPROVED.

SMD/2024/0519 (513 LBC) Variation of condition 2 relating to SMD/2017/0702 – Revised plans to regularise – removal of a floor window above the cart door entrance and installation of 2 extra rooflights in its place (north elevation). Installation of a new doorway to the south elevation. APPROVED.

CONSULTATIONS

Publicity

Site Notice expiry date: 23rd April
Neighbour consultation period ends: 23rd April
Press Advert: Posted 25th March – Expires 15th April

Public Comments

None

Town / Parish Comments

Cheddleton PC: Agree with Historic England comments

District Footpath Association/Peak and Northern Footpath

Cheddleton 19 runs through the farm close to where the proposed development will take place. This must not affect the use of this path by the public.

Historic England

No comments or advice offered.

SCC Rights of Way

We are unable to comment on this application as, although the Definitive Map of Public Rights of Way for Staffordshire indicates there is a right of way crossing the application site, it is not shown on any of the plans or mentioned in any of the documents.

Staffordshire County Council Highways

Acceptance

The proposal is for external and internal alterations the loft over. The alterations to the loft over will create an ensuite and dressing room to the master bedroom. The number of bedrooms will not increase as a result of the proposal.

The proposal does not increase the number of bedrooms or alter existing parking arrangements and is therefore not considered to have any adverse impact on the adopted highway. I have no objection (application number SMD/2026/0096)

SMDC Conservation Officer

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.

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.

OFFICER COMMENTS

Impact on the Green Belt

The development amounts to an alteration to the building that would not disproportionately increase the size of the building over that of the original building. It is therefore provided for by one of the exceptions at Chapter 13 of the NPPF and is not inappropriate or harmful to the Green Belt.

Impact on the significance of the Listed Building

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).

SMDC Local Plan

Consideration should also be given to the following documents and local development plan policy: Staffordshire Moorlands Local Plan (Adopted 2020) – DC2 The Historic Environment

There is compelling evidence that, in respect of the external works that have already been carried out, the original proportions of the coach opening and the hay loft above have been reinstated.

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Impact on the Character and Appearance

It follows that where the householder development and building alterations would not be harmful to the significance of the listed building, there would also be no harm to the character and appearance of the area.

The appearance and character of the dwelling would be retained and so to would its contribution to the rural character and appearance of the area, there would be no conflict with Local Plan policy DC1 of DC3 in those regards.

CONCLUSION / PLANNING BALANCE

The proposed householder development and building alterations would not be harmful to the Green Belt, the setting and significance of the listed building, or the character and appearance of the area.

OFFICER RECOMMENDATION : APPROVE – PLANNING PERMISSION & LISTED BUILDING CONSENT SHOULD BE GRANTED.

Case Officer: Ben Hurst
Recommendation Date:

X 

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council