

DELEGATED DECISION REPORT

SMD/2025/0426
Valid 18/12/2025

1 HIGH STREET
ALTON

**LISTED BUILDING CONSENT
TO INSPECT AND REPAIR THE
PROFESSIONALLY
OBSERVED CHIMNEY AND
ROOFING FAULTS, TO
EXPOSE AND RE-INSTATE
TWO ORIGINAL FIREPLACES
AS PART OF IMPROVEMENTS
TO ENHANCE THE ORIGINAL
FEATURES OF THE LISTED
PROPERTY, TO RE-INSTATE
AN ORIGINAL STONE
STAIRCASE AS PART OF
IMPROVEMENTS AND TO
REMOVE A REDUNDANT
VENT PIPE FROM THE REAR
OF THE PROPERTY.**

**(LISTED BUILDING CONSENT -
ALTERATION)**

MAIN ISSUES

- Heritage

DESCRIPTION OF SITE

Grade 2 Listed end-terraced property at a prominent street corner position within the Alton Conservation Area.

PROPOSAL

As in the report heading but see also SMDC Conservation Officer assessment below. The applicant was invited to respond to the Conservation Officer recommended condition to submit chimney pot and cowl details for later approval. The applicant proposes to re-use the pot and cowl from one of the chimneys that is proposed to be taken down.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS2 Settlement Hierarchy
SS8 Larger Villages Area Strategy
DC1 Design Considerations
DC2 The Historic Environment
NE1 Biodiversity and Geological Resources

National Planning Policy Framework (Dec 2024)

Paragraph(s) 1 – 14;

Section(s) 4 – Decision making; 8 – Promoting healthy and safe communities; 9 – Promoting sustainable transport; 12 – Achieving well designed places; 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

None

CONSULTATIONS

Publicity

Site Notice expiry date: 23.04.2026

Neighbour consultation period ends: 09.01.2026

Press Advert: 04.02.2026

Public Comments

None

Town / Parish Comments

Alton Parish Council – no objections

SMDC Heritage Conservation Officer

The proposal would involve alterations to 1 High Street, which is a Grade II Listed Building. The building has different phases of development; it was constructed in c.1771, as noted by the datestone above the block entrance, and has later alterations and additions from its use as a public house (The Staffordshire Knot). The building now is in residential use and is constructed in red brick with stone foundations and dressings. The significance of the building derives from its retention of historic fabric,

association with the development of public houses, illustrative vernacular construction and later phases of development and prominence in the street on a corner plot.

Assessment and Impact

The proposal seeks consent for external and internal alterations to the Listed Building.

External works

The external works consist of alterations and repairs to four chimney stacks, removal of redundant soil vent pipe and installation of new extract fan grilles to the rear elevation.

Chimney stack 1 is located on the gable end facing New Road and it is proposed to remove the inappropriate cement flaunching and replace this with lime mortar flaunching. The works would also involve general repairs to the lime pointing and reinstatement of missing lead flashings to prevent further water ingress. The works would also involve the installation of a clay pot and cowl to this stack.

Chimney 2 is located on the opposite gable end (adjacent to no.3 High Street). It is proposed to remove redundant aerial and wiring, replace cement mortar with lime-based mortar and reinstate lead flashings where necessary.

Chimney 3 is situated on the flat roof rear outrigger and is a modern addition of no heritage value. It is proposed to reduce the height of this and install a clay pot and cowl.

Chimney 4 is located to the rear, and it is proposed to remove this stack as it is redundant and causing water ingress. Following its removal, the roof would be reinstated with Staffordshire blue tiles to match the existing and lead flashing abutments to no.3 High Street.

The removal of the redundant soil vent pipe to the rear would have a negligible impact on the special interest of the Listed Building. It would be recommended that any holes following removal of the pipe would be filled with materials to match the existing and the brickwork made good. The proposed elevations indicate that a new extract fan grille would be installed on the southwest elevation. This would likely have a negligible impact on the character of the building, but it would be suggested that metal grilles are installed to be sympathetic to the building's traditional palette of materials.

Overall, the external works are in the interests of improving the condition of the Listed Building and preserving its special interest. Whilst it is proposed to remove Chimney stack 4, this is located on a later addition and is of lower significance than Chimneys 1 & 2 on the principal elevation of the building. The external works would, therefore, likely have a negligible impact on the significance of the designated heritage asset.

Internal works

The internal works would involve re-opening two chimney breasts and exposing a blocked off stone stairwell to the rear outrigger.

There have been some alterations to the layout of the rear outrigger, and a floor has been previously installed over a historic stone stairwell. It is proposed to remove this

timber floor and reinstated to access the rear outrigger. This would not harm the special interest of the building as it would reinstate features of interest.

The proposal also seeks to re-opening two chimney stacks – one to the dining room in the principal part of the building and the other to the rear outrigger. These have been historically blocked up and the proposal only seeks to reinstate the historic openings. This would better reveal the historic significance of the building's interior.

Conclusions and Recommendations

Overall, the proposed works would better reveal and enhance the special interest and significance of the Listed Building. This would satisfy the provisions of 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 conditions:

- Prior to the installation of new clay pots and cowls to chimney stacks hereby granted consent, details of their design in the form of manufacturer's specifications or drawings and sections at a scale of not less than 1:20 have been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be undertaken only in accordance with the approved details.

Reason: To ensure the proposed works takes the agreed form envisaged and to preserve the special architectural and historic interest of the Listed Building.

- The installation of the fan extract grilles to the southwest elevation hereby granted consent, shall be of metal construction.

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

- Mortar for the purposes of the re-pointing and re-flaunching the chimney stacks hereby granted consent shall be carried out using hydraulic lime or lime putty. The sand mix, colour, texture and pointing finish shall match as closely as possible any historic pointing found elsewhere on the building.

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

- Following the demolition of Chimney Stack Four hereby granted consent, the roof shall be reinstated with Staffordshire blue clay tiles to match the size and colour of the existing.

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

Historic England

Recommend following the advice of the Council's own specialist conservation and archaeology advisers.

OFFICER COMMENTS

There is a statutory duty placed on the LPA, 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 and “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”.

An LPA can only discharge its duty if it has carried out a proper assessment of the impact on the Listed Building, is conscious of the duty and has demonstrably applied it in assessing the proposal. This assessment extends to setting, the surroundings in which a heritage asset is experienced.

Historic Environment Policy DC2 of the Local Plan is to give protection to designated heritage assets and their settings and non-designated heritage assets as set out in the NPPF.

NPPF paragraph 212 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”.

Paragraph 213 goes on to say that: “any harm or loss [to a heritage asset] should require clear and convincing justification.”

NPPF paragraph 215 states that: “Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.”

In principle the development can be supported if the above stipulations are satisfied which in this case should be determined subject to the Council’s Conservation Officer’s assessment and advice.

Heritage / Design

The Conservation Officer’s assessment shows that it would be appropriate to recommend approval. Overall the proposed works would better reveal and enhance the special interest and significance of the Listed Building.

CONCLUSION / PLANNING BALANCE

Based on the conservation officer’s clear analysis and advice the application can be recommended for approval subject to the conditions she has set out though varied slightly as discussed in the report.

OFFICER RECOMMENDATION : **Grant Listed Building Consent**

Case Officer: Arne Swithenbank

Recommendation Date: 01.05.2026

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council