

Conservation Team Advice

Date: 30th April 2026
Application Ref: SMD/2026/0051
Site Address: Dunwood House Farm, Dunwood Lane, Longsdon
Proposal: Listed building consent for replacement of steel W20 windows (installed generally) with Duration aluminium double-glazed frames with thermal break, replacement of small number of timber windows with similar aluminium frames.(W4, W35,W47-52, W61-63). Installation of Velux conservation rooflight. Upgrade of existing lean-to greenhouse aluminium frame/glazing (factory painted, extruded, rectangular box section aluminium). Lean to extended and to include glazed draught entrance porch 1.9 sq m.

Heritage assets affected:		
Designated Heritage Asset(s):	☒	Dunwood House Farmhouse – Grade II (listing ref: 1293386)
Non-Designated Heritage Asset(s):	☐	

Conservation Advice

Summary of Significance

The proposal would involve alterations to Dunwood House Farmhouse, which is a Grade II Listed Building.

The building is a 17th century farmhouse, with 19th century alterations. The building is constructed in coursed stone with pitched tiled roof. It has an L-plan formation with a symmetrical façade, mullioned windows, string course detail, roof copings with kneelers and pitched dormers. The significance relates to its retention of historic fabric and plan form, association with development of farmsteads in the post-medieval period, later alterations and restoration in the 19th century and illustrative vernacular construction and detailing.



Fig. 1 c. 1879 OS map [online] (National Library of Scotland)

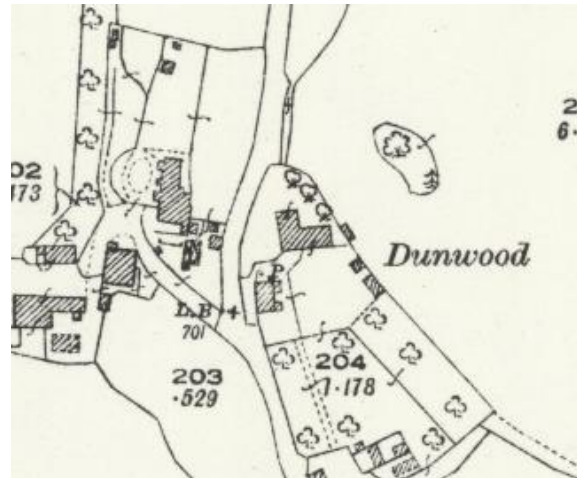


Fig. 2 c. 1925 OS map [online] (National Library of Scotland)

Assessment and Impact

The proposal involves replacement of steel windows with aluminium double-glazed windows, internal alterations and installation of a Velux rooflight and alterations to glazed lean-to at the side elevation.

Replacement windows

There was a previous approval (ref: 04/00856/LBC) for replacement of timber windows with double-glazed steel windows on the west and east elevations. The previous approval noted these would be Crittal steel slimline (14mm thickness) windows which were to replace modern timber windows. It was considered in the 2004 application that the reinstatement of a steel window would be a slight enhancement to the Listed Building.

Typically, double glazing is discouraged in a Listed Building as it is not a traditional feature and can negatively impact the architectural interest of the building. However, given some of the existing are slimline double-glazed windows, there may be a case for their replacement with a similar slimline double glazed.

The application form mentions that the following windows would be replaced:

- W4
- W35
- W47-52
- W61-63

It is not clear why some of the steel W20 windows are proposed to be replaced – have these failed/beyond repair? W35 appears to currently not have a steel W20 window currently in situ (see Fig.3 below) – is this a typo? Also W61 & W63 are not the same design as the Duration window schedule provided – a technical detail of these windows would be required.

It is assumed based on this information that the following windows would not be altered: W1-28 (excluding W4), W29-34, W36-46, W53-60. Clarification on the reasons for replacement and the extent of window replacement is required.



Fig.3 – W35 highlighted in red (East elevation)

Technical and sectional details have been provided for the aluminium Duration windows, as well as a sample of part of the outer frame provided. In principle, it is unlikely that we would support aluminium windows in a Listed Building as this is not a traditional material and only became popular in the late-20th century. The sectional details of the Duration windows are not to scale, and it is unclear what the thickness of the double glazing is and it does not show the specific detailing of the glazing bars (i.e. integral or plant-on and what their profile is).

It might be more useful to have a window schedule document submitted which clearly outlines which windows are to be replaced and with the corresponding proposed drawing details.

Internal alterations and proposed rooflight to WC

The proposed floorplans indicate that a partition would be installed to create a WC to the second floor, although this is not mentioned in the description and it would be recommended this is updated. It is not clear from the proposal how this would impact the character of the interior if photographs of the room to be affected could be provided that would be useful. However, there are concerns from a conservation perspective with the proposed rooflight associated with these works as this would be situated on the principal elevation and would disrupt the symmetry of the roof and distract from the building's architectural interest. It is also unclear how soil vent pipes would be detailed

and whether this would have any impact on the exterior or internal décor (if to be located internally). Overall, however, it is unlikely that we would be able to support these works from a conservation perspective.

It is also noted that a modern rooflight balcony appears to be on the south elevation and there does not appear to be a planning approval for this and clarification on this is sought.

Alterations to glazed lean-to extension

The glazed lean-to extension to the side elevation is a modern addition of no heritage significance. The proposal seeks to infill the dog-leg arrangement so that the glazing of the lean-to would align.

The door to the side elevation has a datestone of '1678' above and the existing glazed lean-to canopy covers this. It is proposed to extend the canopy to align with the greenhouse. Whilst this would increase the size of the modern addition and further obscure views of the datestone, it would not result in loss of historic fabric and would, overall, have a negligible impact on the architectural appearance of the building. However, it is noted on the annotations on the proposed plans that the lean-to is to be 'replaced/renewed' which would be more substantial works than just extending it and potentially would require planning permission as well. Clarification on the extent of works to the lean-to would be required i.e. is it proposed to demolish and replace this?

Legislation and Policy

Planning (Listed Buildings and Conservation Areas) Act 1990

The local planning authority should have a desirability of preserving the special interest of the Listed Building (s.16).

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).

Local Development Framework

Consideration should also be given to the following documents and local development framework policies:

- Staffordshire Moorlands Local Plan (Adopted 2020) – DC2 The Historic Environment

Conclusions and Recommendations

Overall, there are some concerns with the proposed detailing from a conservation perspective and this would likely have a harmful impact on the special interest of the Listed Building. This would fail to satisfy s.16 of the Act. With reference to the planning policies, this would likely be 'less than substantial harm' to the designated heritage asset (par.215 of NPPF and policy DC2 of the local development framework). However, at this stage, the level of impact is not fully clear. We would, therefore, recommend the following further information is provided:

- Clarification on the rooflight to the south elevation, is this authorised?
- Is it proposed to demolish and replace the greenhouse and canopy to the side elevation?
- Clarification on reasons for proposed replacement windows and also the extent of replacement (W35 currently is not a steel W20 window and has W4 failed?)
- Technical detail of W61 & W63 as these are different design to the side hung casements
- Further details on the proposed replacements – thickness of double glazing, colour of spacer bars, details of glazing bars (integral/plant-on and details of their profile)

Notwithstanding the above, it is likely there would be concerns with the proposed aluminium for the window replacements and the proposed details of the new WC and rooflight to the principal elevation from a conservation perspective.

Conservation Officer: Megan Atkinson