

Conservation Team Advice

Date: 25th June 2026
Application Ref: SMD/2026/0127
Site Address: Sneyd Arms Farm, Basford Green, Cheddleton
Proposal: Listed building Consent for the careful removal of the remaining pointing on 2 elevation sections (Panel on the South West Elevation and the South East Gable End) and repointing with a lime mortar

Heritage assets affected:		
Designated Heritage Asset(s):	☒	Sneyd Farmhouse – Grade II (listing ref: 1038093)
Non-Designated Heritage Asset(s):	☐	

Conservation Advice

Summary of Significance

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

Sneyd Farmhouse dates from 18th century with 19th and 20th century alterations. The building is constructed in dressed coursed stone, tiled roof with stone copings and kneelers. The building has an L-plan formation and is illustrative of traditional building construction with some polite architectural influence. The significance relates to retention of historic fabric and plan form, association with the development of agricultural holdings and buildings from 18th century and vernacular construction.

Assessment and Impact

The proposal seeks permission for replacement pointing on two elevations. The works would involve removal of an inappropriate cement-based mortar and some failing lime-based mortar and replacement of all with a lime-based mortar.

The Schedule of Works notes the proposed mix of the lime mortar and a sample panel of the proposed pointing was viewed on site (25/06/26). The proposed works represent a sympathetic alteration to the building and would remove inappropriate non-breathable cement-based mortar. The works would contribute to the long-term maintenance and conservation of the designated heritage asset and would cause no harm to its special interest.

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).

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

In summary, the proposal would not result in harm to the special interest of the Listed Building and its significance would be preserved. 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:

- The mortar used for the re-pointing works hereby approved shall match the specification, colour and finish set out in the Schedule of Works and as shown in the sample panel viewed on site 25th June 2026.

Reason: To ensure the proposal takes the agreed form envisaged and to preserve the special interest of the Listed Building.

Conservation Officer: Megan Atkinson