

Conservation Team Advice

Date: 25th June 2026
Application Ref: SMD/2026/0258
Site Address: Land to rear of Meadow Place Farm, Brookfields Road, Ipstones
Proposal: Application for Approval of Reserved Matters following Outline Approval of SMD/2022/0593 for the construction of a single dwelling to the rear of the existing house

Heritage assets affected:		
Designated Heritage Asset(s):	☒	• Ipstones Conservation Area • Meadow Place Farmhouse – Grade II (listing ref: 1374614) • Barn approx. 10m South of Meadow Place Farmhouse – Grade II (listing ref: 1374631) • East View – Grade II (listing ref: 1189030)
Non-Designated Heritage Asset(s):	☐	

Conservation Advice

Summary of Significance

The proposal would be situated in the setting of Ipstones Conservation Area and several Grade II Listed Buildings.

Ipstones Conservation Area was designated for its medieval origins and layout, development as farming settlement, retention of predominantly 18th and 19th century buildings, overriding impression of vernacular construction with buildings typically constructed in stone or brick and tiled roofs. Buildings in the centre are tightly knit, often situated immediately along the highway. There are some more isolated buildings on the fringes of the settlement, notably the sporadic layout of buildings to the south of the village.

Meadow Place Farmhouse (Grade II) is a 17th century farmhouse with 18th and 19th century alterations, constructed in coursed dressed stone with a tiled roof. The significance of the building derives from its retention of historic fabric and plan form, association with the development of farmhouses in the 17th century in North

Staffordshire, illustrative vernacular construction and phases of development and potential medieval remains in an internal chimney breast.

The barn adjacent (Grade II) dates from the 17th century and has been converted to residential use. The building is illustrative of functional agricultural character of the former use and vernacular construction.

East View (Grade II) is a mid-18th century house with late-19th century alterations. The building is constructed in dressed squared stone and tiled roof with copings and kneelers.

Assessment and Impact

The proposal seeks to agree reserved matters for previously approved outline application for a single dwelling to the rear of Meadow Place Farmhouse (application ref: SMD/2022/0593).

The proposed elevations indicate a modern interpretation of an ancillary building to a farmstead in its appearance. The scale, height and massing of the proposed dwelling would not visually dominate or overbear the adjacent designated heritage assets. In addition, the proposed materials – sandstone and brick walling and Staffordshire blue plain tile roof – would be sympathetic to the traditional palette of materials in the locality. However, it would be recommended that further specific details on the type of sandstone and bricks to be used (including details of their finish, coursing and bond pattern) is provided to ensure that these are a good match the surrounding built heritage.

The proposed landscaping plan indicates there would be a drystone wall constructed to the south of the site as well as some further planting installed, to form the boundary with Meadow Place Farmhouse (Grade II). The plan also outlines a retaining wall to the west of the dwelling. As above, it would be recommended that further specific details on the materials of these boundary walls is provided, as well as possible elevations to clarify the proposed details. As shown by the landscaping plan, the site would be well screened to the north by existing hedges and proposed tree planting, which will help maintain the agricultural character of the adjacent Conservation Area and setting of the Listed Buildings.

Given the possible longer views of the roofscape of the development across the paddock to the rear, it would be recommended that a product/manufacture's specification of the proposed rooflights and roof tile is provided.

Legislation and Policy

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.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).

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
- Ipstones Conservation Area Appraisal (2007)

Conclusions and Recommendations

In summary, the proposal would likely have a neutral impact on the setting of the Listed Buildings and Conservation Area. This would satisfy the provisions of s.66 of the Act, Section 16 of the NPPF and policy DC2 of the local development perspective. There are no objections to the principle of the reserved matters from a conservation perspective. However, to ensure the proposed development takes the agreed form envisaged, it would be recommended further clarification is provided on the following:

- Details of source/type of sandstone for external walling – including details of the proposed coursing
- Details of the brick type for external walling – including proposed brick bond pattern
- Details of drystone and retaining wall shown on the landscaping plan – details of material type and elevational/sectional drawings
- Technical details of the proposed rooflights and rooftile

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