

Conservation Team Advice

Date: 10th July 2026
Application Ref: SMD/2025/0363 & SMD/2025/0365
Site Address: Moor Court Hall, Farley Road, Oakamoor
Proposal:

- Listed Building Consent for alterations to existing gated entry points and proposed new gated entry points
- Alterations to existing gated entry points and proposed new gated entry points

Conservation Advice – Amendments

Assessment and Impact

Previous conservation comments (5/11/25) suggested amendments and requested further clarification. Amended plans and further details have, subsequently, been provided.

These comments are based upon the following amended plans / further information received:

- Entry Point 1
- Entry Point 2 proposals – dwg no. 3091 – 07a
- South Lodge Gate Entry Point 3
- Entry Point 4 proposals – dwg no. 3091 05 Rev A

Entry Point 1

Further detailed designs on the vehicular access have been provided and there are no objections to these details from a conservation perspective.

Entry Point 2

Amended elevations represent the whole elevation of the wall now. There are no objections to these details from a conservation perspective, but it would be recommended that stone details are conditioned.

Entry Point 3

Clarification was provided that these works would not involve alterations to an existing gateway, but would be a new gate positioned behind the existing. No objections to the proposed details from a conservation perspective.

Entry Point 4

Amended plans indicate the height of the historic gate piers would no longer be increased in height which would preserve the special interest of these. There are no objections to the proposal from a conservation perspective.

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.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).

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 clarification and amended plans provided have addressed previous conservation comments and removed the heritage harm previously identified. The setting and special interest of the Listed Building would be preserved, which 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.

For any consent granted, we would suggest the following condition:

- Before any construction begins on the approved details for Entry Point 2, a stone sample panel, showing the type and finish, as well as its coursing, jointing and pointing technique, for the boundary wall shall be provided on site for inspection and agreed in writing by the Local Planning Authority. The development shall thereafter be carried out only in accordance with the agreed sample details.

Reason: To preserve the setting of the Listed Building.

Conservation Officer: Megan Atkinson