

Conservation Team Advice

Date: 10th July 2026
Application Ref: SMD/2026/0299
Site Address: The Orchard, Church Lane, Endon
Proposal: Proposed Ground Floor Kitchen Extension and First Floor Bedroom Extensions and Alterations

Heritage assets affected:		
Designated Heritage Asset(s):	☒	Endon Conservation Area
Non-Designated Heritage Asset(s):	☐	

Conservation Advice

Summary of Significance

Endon Conservation Area was designated for its medieval origins, sporadic layout of buildings, two distinctive areas of agricultural buildings and residential buildings to the northern and southern parts, retention of 17th to 19th century buildings and overriding vernacular impression of buildings, with some polite architectural influence in grander and even in some of the more modest scale buildings. Typically, buildings are constructed in red brick and stone walling with blue tiled roofs.

Assessment and Impact

The proposal seeks permission for two side extensions and a rear extension.

The existing building is a modern addition to the Conservation Area. It has been constructed in brown-red bricks with a hipped plain tile roof. The building is set back from the roadside and a stone boundary wall and mature vegetation. The building makes a neutral contribution to the significance of the Conservation Area.

The side extensions would involve raising the height of the flat roof 1-storey garage to create a 2-storey hipped side addition, with another 2-storey hipped side addition to the other side. The extensions would increase the mass of the dwelling but both extensions would be set back from the principal elevation which would help establish a subservient appearance to their construction. The proposed materials would match the existing dwelling. The rear extension would be a glazed single storey pitched roof design. It would not affect the special interest of the Conservation Area.

Overall, the proposed development would have a negligible impact on the character and appearance of the Conservation Area as the alterations relate to a modern dwelling

and their design and appearance would not dominate or distract from the surrounding built heritage.

Legislation and Policy

Planning (Listed Buildings and Conservation Areas) Act 1990

The local planning authority should have a desirability of preserving or enhancing the character and appearance of the Conservation Area (s.72).

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
- Endon Conservation Area Appraisal

Conclusions and Recommendations

In summary, the proposal would have a negligible impact on the character and appearance of the Conservation Area and its special interest would be preserved. The proposal would satisfy the provisions of s.72 of the Conservation Area, 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:

- Prior to the construction of the extensions hereby approved, specific details of the external facing materials (and samples upon request) shall be submitted to and agreed in writing by the Local Planning Authority. The development shall thereafter be carried out only in accordance with the approved details.

Reason: To preserve the character and appearance of the Conservation Area.

Conservation Officer: Megan Atkinson