

Conservation Team Advice

Date:	15 th July 2026
Application Ref:	SMD/2026/0051
Site Address:	Dunwood 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.

Conservation Advice – Amendments

Assessment and Impact

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

- Email (dated 15th June 2026)
- Email (dated 11th May 2026)
- Dunwood House Farm: Schedule of Windows to be replaced – received 15th June 2026
- Royale Puttyline Duration Windows specification – received 11th May 2026

Replacement windows

Previous conservation comments (30/04/26) suggested further clarification is provided on the proposed replacement windows. A schedule of the window replacements has been provided, as well as a window product specification. The windows would be 16mm slimline double glazed with A-shaped glazing bar.

The existing windows are modern replacements and are a mixture of modern steel windows, timber stormproof casements and fixed glazing. They do not make a contribution to the special interest of the heritage asset. Whilst previous comments noted that aluminium is a modern material, the proposed further information has clarified that the design would not worsen the visual impact of the existing various window designs these works would unlikely harm the special interest of the Listed Building.

It would be suggested that the description of the application is updated to reflect the window schedule (as the current description mentions the incorrect windows).

Rooflight and internal alterations

There are still concerns with this aspect of the proposal from a conservation perspective. Whilst there are rooflights on properties in the vicinity of the development site, these are not listed buildings and are not afforded the same levels of protection in terms of assessing the impact on the architectural interest of the building. It is also noted that internally the proposed WC would negatively alter the historic proportions of the room. It is still considered that the proposed rooflight on the principal elevation would have a harmful impact on the special interest of the Listed Building and there does not appear to be clear public benefits arising from this that would balance or outweigh this level of harm.

It would be recommended this aspect of the proposal is removed from the application as other matters appear to be resolved/addressed 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 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

In summary, the proposed WC and rooflight would have a minor-moderate harmful impact on the special interest of the Listed Building which would fail to satisfy the

provisions of s.16 of the Act. This would be 'less than substantial harm' to the designated heritage asset (par.215 of NPPF and policy DC2 of the local development framework). As noted above, there does not appear to be clear and convincing justification nor any heritage-related public benefits arising from this aspect of the proposal. From a conservation perspective, we cannot support these proposed works and recommend they are removed from the proposal.

In regard to the window replacement and glazed extension, clarification and further information have been provided which has resolved earlier conservation comments and queries. These works would likely have a negligible impact on the special interest of the Listed Building and there would no objections to this aspect of the proposal from a conservation perspective.

As noted above we would suggest amendments to the extent of the proposed works. Subject to that, we would suggest the following condition:

- No trickle vents shall be inserted in the replacement windows hereby granted consent.

Reason: To preserve the special architectural interest of the Listed Building.

Conservation Officer: Megan Atkinson