

Conservation Team Advice

Date: 3rd August 2026
Application Ref: SMD/2026/0087
Site Address: 22 Town Head, Alton
Proposal: Listed Building Consent for the widening of existing driveway by relocating the left-hand wall 1.5m, increasing the wall corner radius to 3.0m, installation of low-level lighting, relocation/removal of small trees and shrubs and the installation of new wider timber five-bar gates to replace existing gates.

Heritage assets affected:		
Designated Heritage Asset(s):	☒	22 and 24 Townhead – Grade II (listing ref: 1191392) - Alton and Farley Conservation Area
Non-Designated Heritage Asset(s):	☐	

Conservation Advice

Summary of Significance

The proposal would involve alterations within the grounds of 22 Town Head, which forms part of a Grade II Listed Building and is situated in Alton and Farley Conservation Area.

22 and 23 Town Head (Grade II) are a pair of late-17th century cottages constructed in ashlar with herringbone tooling and pitched plain tiled roofs. The ground floor has mullioned windows and hoodmould. The significance of the building relates to its retention of historic fabric and plan form, association with estate of Alton and rural house building in late-17th century and illustrative traditional construction.

Alton and Farley Conservation Area covers the hamlet of Farley to the north and the village of Alton south, along with Alton Towers parkland in the middle. The significance of the Conservation Area relates to the medieval origins of both settlements, historic association with the Talbot family, retention of 17th and 18th century buildings, predominant construction of buildings in stone, large areas of wooded slopes and the dramatic views of Alton Castle along the skyline.

Assessment and Impact

The proposal seeks to widen the driveway access at the front of the property. The works would involve demolition and rebuilding of the rubble stone boundary wall and rebuilding and installation of a 5-bar timber gate.

Overall, the proposed alterations would be sympathetic to the setting of the Listed Building. Whilst they would involve the demolition of the rubble stone wall, this would be rebuilt in the same materials and design as the existing just in a slightly different position. The proposed surfacing for the driveway would match the existing materials and the proposed 5-bar gate design would be sympathetic to the rural character of the area. These proposed works would have a negligible impact on the setting of the Listed Building.

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).

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
- Alton and Farley Conservation Area Appraisal (2008)

Conclusions and Recommendations

In summary, the proposal would likely result in a negligible impact on the setting and special interest of the Listed Building. Its special interest and 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.

Notwithstanding the above, we would suggest the following conditions for any consent granted:

- The rubble boundary wall for the driveway alterations hereby approved shall be rebuilt using the existing stonework or materials to match. Following the widening of the access, the wall shall be rebuilt in random rubble stonework to match the design of the existing.

Reason: In the interest of visual amenity and to preserve the setting of the Listed Building.

- The hard surfacing materials for the extension of the driveway hereby approved shall match the existing in material, colour and finish.

Reason: In the interest of visual amenity and to preserve the setting of the Listed Building.

Conservation Officer: Megan Atkinson