

Conservation Team Advice

Date: 3rd August 2026
Application Ref: SMD/2026/0327
Site Address: Willow Cottage, Cloud Side, Congleton
Proposal: Replacement of conservatory with thermally efficient, flat roofed, hardwood orangery with roof lantern. Removal of a 1m high garden wall which will in part be replaced by steps leading to the driveway. Levelling out the garden.

Heritage assets affected:		
Designated Heritage Asset(s):	☒	Primitive Methodist Chapel – Grade II (listing ref: 1113310)
Non-Designated Heritage Asset(s):	☐	

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Summary of Significance

The proposal would be situated in the wider vicinity of Primitive Methodist Chapel (Grade II), which dates c.1815 and a Sunday school was added in the 20th century. The building is constructed in stone with a plain tile roof. The significance relates to its origins as one of the earliest Primitive Methodist chapels to be built.

Assessment and Impact

The proposal would involve extensions and alterations to Willow Cottage, including replacement of a conservatory with a 1-storey orangery. The proposed alterations would not dominate and distract from the architectural or historic interest of the adjacent Listed Building and would not harm its setting.

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

Conclusions and Recommendations

Overall, the proposal would not harm the setting or significance of the listed building which would satisfy the provisions of s.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.

Conservation Officer: Megan Atkinson