

Conservation Team Advice

Date: 4th August 2026
Application Ref: SMD/2024/0269
Site Address: The Workshop, Harlech Drive, Biddulph
Proposal: Listed Building Consent for - Existing Grade II listed dwelling:
Internal Alterations: 1 opening at ground floor and small lightweight partition to improve kitchen/utility usability. Lightweight partitions at first floor, introduction of 2 rooflights and replacement of 2 rooflights to improve natural daylight at first floor. Extension: erection of a 17m² GIA extension to provide additional living space and second bedroom. Unlisted Outhouse: demolition retaining bricks and roof tiles and reconstruction reusing materials to form a garden home office. Adjustment of fence line to move garden area from the adjacent cottage to this dwelling.

Conservation Advice – Amendments

Assessment and Impact

Previous conservation comments (15/02/25 & 05/03/26) raised concerns with the proposed rear extension and rooflight details. These comments are based upon the following amended plans received:

- *Site Block Plans (dwg no. A0-002_P9)*
- *Proposed Plans (dwg no. A0-005_P11)*
- *Sections (dwg no. A0-007_P8)*
- *Proposed Elevations (dwg no. A0-006_P9)*

The proposal has removed the extension which has removed the harm arising from this. The proposal now just seeks permission for internal alterations to the layout, installation and replacement of rooflights and rebuilding of the detached outbuilding to the rear.

The internal alterations to the layout would be minor and have a negligible impact on the significance of the building. There are no concerns with the proposed works to the outbuilding.

As mentioned in previous conservation comments, there are concerns with the bulky appearance of the proposed Keylight rooflight. Whilst this has been altered to a top-hung rooflight. There are much better alternatives with slimmer profile frames and with no boxed opener mechanism visible on the exterior. The unsympathetic appearance of the proposed Keylight rooflight would be more noticeable particularly as the other

properties have slimmer profile rooflights which are more sympathetic to the historic character of the 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 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).

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, there are no objections to the principle of the proposal as the harm from the proposed extension has been removed. There are no objections to the principle of the replacement and new rooflights to be installed but, as mentioned above, a more sympathetic slimmer profile and flush fitting conservation rooflight would be more appropriate. This could be agreed via condition or prior to determination.

Notwithstanding changes to the proposed rooflight specification, there would be no objections to the proposal from a conservation perspective as it 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.

Conservation Officer: Megan Atkinson