

Conservation Team Advice

Date: 17th August 2026
Application Ref: DET/2026/0024
Site Address: Tall Ash Farm, Biddulph Road, Horton
Proposal: Prior approval application for the change of Use of Buildings on Agricultural Units and former Agricultural Buildings to Dwellinghouses (Class C3)

Heritage assets affected:		
Designated Heritage Asset(s):	☐	
Non-Designated Heritage Asset(s):	☒	Tall Ash Farm

Conservation Advice

Summary of Significance

The proposal would involve alterations to a barn in Tall Ash Farm, the buildings of which are visible on late-19th century mapping (Fig.1). The buildings are constructed in traditional materials – stone walling and plain tile roof – and retain their historic plan form and nucleated farmstead settlement arrangement. The buildings are associated with development of farmsteads in post-medieval period in North Staffs and illustrative of traditional building construction as well as functional agricultural character.

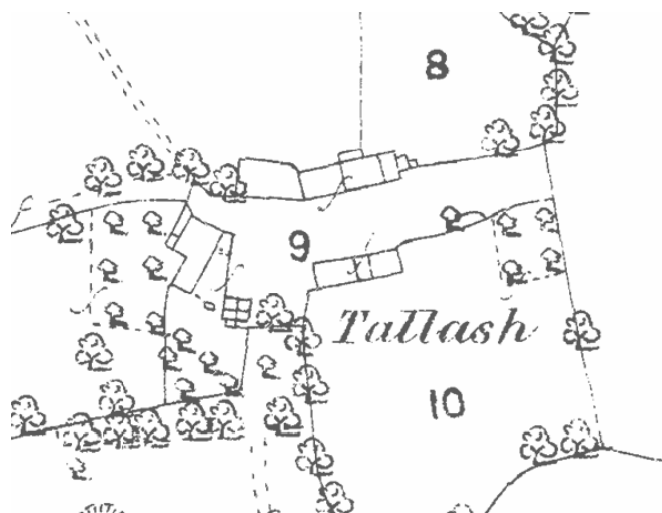


Fig.1 c.1877-87 OS map [online] (National Library of Scotland)

Assessment and Impact

The proposal seeks to convert the existing barn. The proposed external alterations would be relatively sympathetic to the agricultural character of the building by retaining and reusing existing openings on the north elevation. A rear outshut would be removed and new openings would be inserted to the south elevation, the latter of which would cause a minor degree of harm to the agricultural and historic character of the non-designated heritage asset (NDHA). Whilst these external alterations would alter the historic legibility of the building, it is considered that the style and design of the openings takes cues from the traditional openings elsewhere on the building thus minimising the visual impact.

Legislation and Policy

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).

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining applications and a balanced judgement will be required in regard to the scale of harm or loss of significance of the non-designated heritage asset (par.216).

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 conversion would cause a minor degree of harm to the non-designated heritage asset through the domestication of the agricultural building which would diminish its historic value. On balance, however, this would not result in the total loss of significance of the NDHA and the external alterations have been designed relatively sympathetically to the building's character. There are no objections to the principle of the proposal from a conservation perspective.

For any approval granted, we would suggest the following details are conditioned:

- No works shall be commenced in respect of the features identified below, until details of their design, fixing and finish in the form of manufacturer's specification or drawings and sections at a scale of not less than 1:10 have been

submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be undertaken and retained for the lifetime of the development in accordance with the approved details.

- i. External windows including roof windows, doors and their immediate surroundings, including details of glazing and glazing bars.
- ii. Details of new window and door heads and cills
- iii. Any external vents and flues

Reason: To ensure the proposed design preserves the character and significance of the non-designated heritage asset.

Conservation Officer: Megan Atkinson