

Conservation Team Advice

Date: 27th August 2026
Application Ref: SMD/2026/0338 & SMD/2026/0339
Site Address: 14 Uttoxeter Road, Lower Tean
Proposal:

- Proposed Single-storey rear extension incorporating the repair and reconstruction of the existing rear outbuilding, together with associated internal alterations.
- Listed Building Consent for Proposed Single-storey rear extension incorporating the repair and reconstruction of the existing rear outbuilding, together with associated internal alterations.

Heritage assets affected:		
Designated Heritage Asset(s):	☒	• 10-16 Uttoxeter Road – Grade II (listing ref: 1037939)
Non-Designated Heritage Asset(s):	☐	

Conservation Advice

Summary of Significance

The proposal would involve alterations to 14 Uttoxeter Road, which forms part of a Grade II listed terrace. The building is an early-19th century building, listed as a house that is since subdivided into more units. The row is constructed in brick, with some sections of render. The building is associated with rural houses in the 19th century and illustrative of traditional and vernacular construction and detailing.

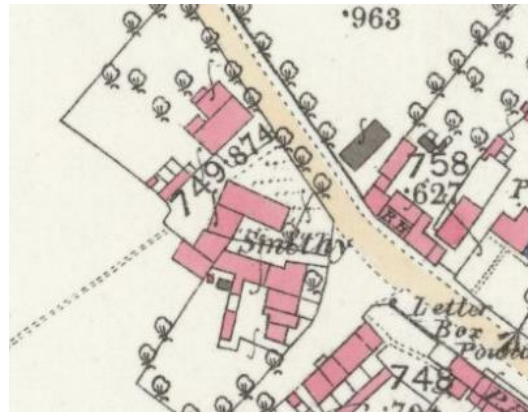


Fig.1 c.1881 OS map [online] (National Library of Scotland)

Assessment and Impact

The proposal would involve alterations to extend the kitchen and reconfigure the internal layout.

External alterations

The proposal shows a change of roof form of the current lean-to store building to be changed to a flat roof addition. It is not overly clear from the application whether it is proposed to demolish and rebuild this section or it is just proposed to alter the roof of this part of the structure if clarification can be provided?

In any respect, the proposed flat roof form would not relate to the traditional and vernacular character of the building. Whilst it is recognised there are a mixture of pitched, lean-to and catslide roofs on the rear elevation of the listed terrace, these are still reflective of the traditional form typically seen in historic building construction. Therefore, it would likely be encouraged that a lean-to formation is retained in any kitchen extension/alteration.

Internal alterations

The proposed internal alterations would involve alterations to the layout of the rear outrigger, which is of low significance. The proposed internal alterations would unlikely affect the building's special interest.

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) 2026

Chapter 20: Conserving and enhancing the historic environment

HE4: Securing the conservation of heritage assets

1. Heritage assets, as an irreplaceable resource, should be conserved in a manner appropriate to their significance. To achieve this, development proposals which would affect the significance of heritage assets, including any contribution made by their setting should:
 - a. Maintain or secure a use consistent with their conservation, taking into account the importance of maintaining the assets, the positive contribution they can make to sustainable communities including local economies, and the positive contribution they can make to local character and distinctiveness; and
 - b. Avoid (or if that is not possible, minimise) harm to the significance of heritage assets, and instead conserve this significance.
2. Any harm to, or loss of, the significance of a designated heritage asset (including from development within its setting) should have a clear and convincing justification in accordance with the policies in this chapter.
3. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the asset should not be taken into account in any decision relating to the asset.
4. Proposals for enabling development, which would otherwise conflict with other policies in this Framework and/or those in the development plan, but which would secure the future conservation of a heritage asset, should be considered on the basis of whether the conservation benefits outweigh the disbenefits of departing from the policies concerned.

HE5: Assessing effects on heritage assets

1. Development proposals affecting heritage assets should be accompanied by an assessment of the significance of the assets affected (including any contribution made by their setting) and of the potential effect of the proposal on their significance. The level of detail should be proportionate to the assets' importance and no more than is necessary to understand the potential effect of the proposal on their significance. The relevant historic environment record should be referred to in making this assessment, and appropriate expertise employed where necessary.
2. Assessments of the potential effects of development proposals on the significance of heritage assets (including through effects on their setting) should identify whether proposals would be likely to:
 - a. Have a positive effect, which is where the significance of a heritage asset would be enhanced, or better revealed; or
 - b. Have no effect on the significance of a heritage asset; or
 - c. Result in harm to the significance of a heritage asset, either from work affecting the asset itself or from development within its setting. The degree of harm should

be identified: substantial harm would occur where the development proposal would seriously affect a key element of the asset's significance; or

- d. Cause the total loss of the significance of a heritage asset.

HE6: Proposals affecting designated heritage assets

1. When considering the potential effect of a development proposal on the significance of a designated heritage asset, substantial weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential effect amounts to a positive effect, harm, substantial harm, or total loss of its significance.
2. Development proposals which would have a positive effect on a designated heritage asset should be supported.
3. Any harm to a designated heritage asset will be a matter of considerable importance and weight, which should be dealt with in accordance with paragraphs 4 to 6 of this policy.
4. Where a development proposal would harm the significance of a designated heritage asset the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal. Important public benefits can include securing the long-term reuse of a vacant or underused listed building, and enabling energy efficiency and low carbon heating measures to be employed.
5. Where a development proposal would cause substantial harm to, or the total loss of, the significance of a designated heritage asset, consent should be refused unless it can be demonstrated that the harm is necessary to achieve substantial public benefits that outweigh the harm or loss, or if all of the following apply: a. The nature of the heritage asset would otherwise prevent all reasonable uses of the site; b. No suitable use for the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; c. Conservation by grant-funding or some form of not for profit, charitable or public ownership is not possible; and d. The harm or loss is outweighed by the benefit of bringing the asset back into use.
6. Within this context, development which would cause substantial harm to, or the total loss of, the significance of grade II listed buildings, or grade II registered parks or gardens, should be exceptional; while development which would cause substantial harm to, or the total loss of, assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

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 proposal has the potential to result in very minor degree of harm to the special interest of the Listed Building, which potentially would fail to satisfy the provisions of s.16 and 66 of the Act. With reference to the planning policies, this would result in minor harm to a designated heritage asset (policy HE5 and HE6 of the NPPF and policy DC2 of the local development framework). As set out above, it is not overly clear what extent of works are required for the alterations to the current lean-to store (i.e. would this involve demolition and rebuild) and also not overly clear if a more traditional lean-to could still be retained with the proposed extension/alterations to the kitchen to maintain the more traditional form and appearance of the Listed Building. At this stage, we cannot support the proposal from a conservation perspective and recommend some further clarification and justification is provided as set out above.

Conservation Officer: Megan Atkinson