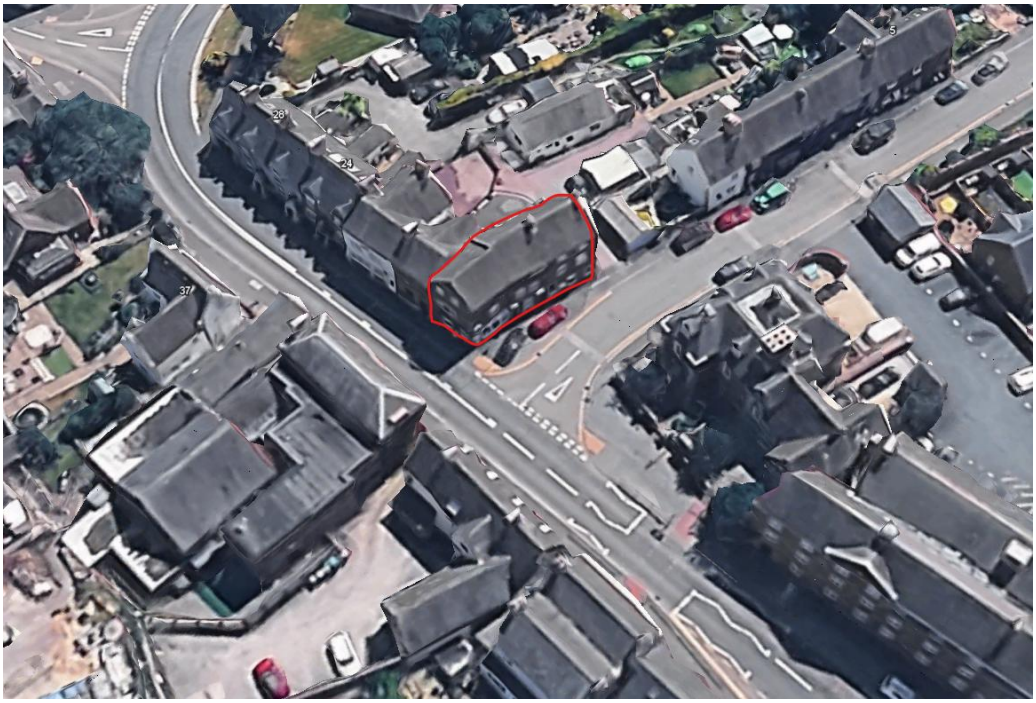
Heritage Impact Assessment

Change of Use from Commercial (Use Class E) to Residential (Use Class C3)

Hall Yard Buildings
High Street
Upper Tean
ST10 4DZ



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1. Introduction

This Heritage Impact Assessment has been prepared in support of an application for Planning Permission and Listed Building Consent for the proposed change of use of an existing ground floor commercial unit within Hall Yard Buildings, High Street, Upper Tean, from Commercial (Use Class E) to a self-contained one-bedroom dwelling (Use Class C3).

The purpose of this assessment is to consider the significance of the designated heritage asset and to assess the impact of the proposed development upon its architectural and historic interest. The proposal has been carefully designed to preserve the special character of the listed building whilst securing a sustainable and viable long-term use for the premises.

The scheme has been developed around the principle of minimal intervention, retaining the existing character and historic fabric of the building while making only those alterations necessary to facilitate modern residential occupation.

2. Site Description

Hall Yard Buildings occupies a prominent position on the High Street within the centre of Upper Tean and forms an important component of the village's historic streetscape. The property is a designated listed building and contributes positively to the character and appearance of the surrounding conservation area through its historic architectural detailing, traditional proportions and relationship with neighbouring heritage assets.

The application relates solely to the existing ground floor commercial accommodation. The upper floors of the building are already in residential use, comprising two self-contained apartments that are currently occupied. The proposal therefore introduces an additional residential unit within an established mixed-use building without altering its overall function or character. The property occupies a sustainable town centre location within easy walking distance of local services and facilities, making it particularly well suited for residential occupation.

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3. Proposed Development

Planning permission is sought for the change of use of the existing ground floor commercial premises from Use Class E to a one-bedroom self-contained apartment within Use Class C3.

The proposal has been designed to work entirely within the existing building envelope and requires no extensions or alterations to the overall form, scale or appearance of the building.

Externally, the only alteration proposed is the replacement of the existing fixed, non-opening windows with new openable windows. These replacement windows will match the existing windows in every respect, including their materials, proportions, detailing and appearance. The only difference will be the introduction of opening casements to provide suitable natural ventilation for residential occupation.

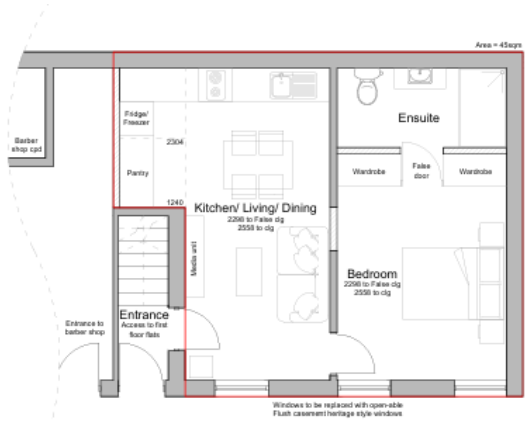
No changes are proposed to the principal elevations, roof, structural walls or historic architectural detailing.

Internally, only modest alterations are required to create the residential accommodation. These works have been carefully designed to avoid unnecessary intervention and to retain the historic character and fabric of the building wherever possible.

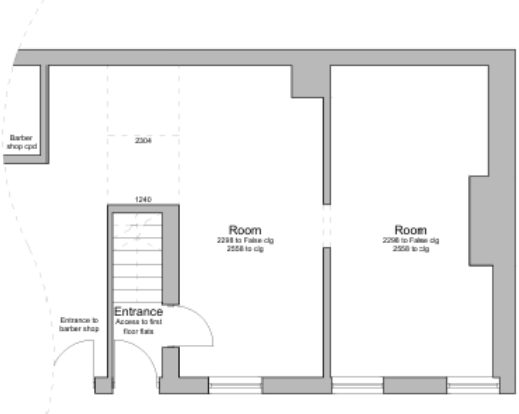
The proposal therefore represents a highly sympathetic adaptation of the building rather than any significant physical alteration.







GROUND FLOOR PLAN AS PROPOSED 1:50



GROUND FLOOR PLAN AS EXISTING 1:50

4. Significance of the Heritage Asset

The significance of Hall Yard Buildings derives from its architectural quality, historic fabric and its contribution to the historic development of Upper Tean.

The building retains its traditional form and historic appearance and continues to make a positive contribution to the character of the High Street. Its significance is principally derived from:

- its historic external appearance and traditional architectural detailing;
- the survival of its original building fabric;
- its contribution to the historic streetscape of Upper Tean;
- its relationship with surrounding listed buildings and the conservation area; and
- its continued occupation as part of the historic commercial core of the village.

These characteristics collectively contribute to the building's special architectural and historic interest and form the basis upon which the impact of the proposals has been assessed.

5. Assessment of Heritage Impact

The proposed development has been designed to ensure that the significance of the listed building is preserved.

Importantly, the proposal does not involve any alteration to the overall form or appearance of the building. The existing external fabric will remain intact, and no historic architectural features are proposed to be removed or altered.

The replacement of the existing non-opening windows represents a sensitive enhancement rather than an alteration to the building's character. The new windows will replicate the existing design and appearance while providing natural ventilation required for residential use. From the public realm there will be no material visual change, and the historic character of the elevation will remain unchanged.

Similarly, the proposal does not seek to alter the internal historic fabric beyond those limited works required to facilitate the residential layout. Existing structural elements and significant architectural features will be retained, with the scheme working sympathetically within the existing building.

Overall, the proposal preserves both the architectural significance and historic integrity of the listed building.

6. Enhancement of the Building

Whilst the proposals involve very limited physical alterations, they will deliver a number of heritage benefits.

The conversion secures a viable long-term use for the ground floor accommodation, ensuring that this part of the listed building remains occupied, maintained and actively managed.

Replacing the existing fixed glazing with visually identical openable windows improves the functionality of the building whilst preserving its appearance. This represents an enhancement to the usability of the property without compromising its heritage significance.

The proposal therefore allows the building to continue evolving in a manner that is sympathetic to its historic character whilst ensuring it remains fit for modern occupation.

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7. Residential Occupation

The proposed apartment has been designed specifically to accommodate the owner of the adjoining barber shop, allowing him to both live and operate his business from the same highly sustainable town centre location.

This arrangement provides a practical live-work solution that reduces the need for daily travel while supporting the continued operation of an established local business.

The proposal also reflects the existing character of the building, which already contains two occupied residential apartments on the upper floors. The introduction of an additional residential unit at ground floor level therefore complements the established pattern of mixed residential use within the property.

Importantly, the proposal will have no impact upon the existing apartments. Their access arrangements remain entirely unchanged, and no alterations are proposed that would affect the amenities or operation of the upper floor dwellings.

8. Heritage Planning Policy

Section 16 of the National Planning Policy Framework (NPPF) requires planning authorities to conserve heritage assets in a manner appropriate to their significance.

Paragraphs 205–214 of the NPPF place great weight on the conservation of designated heritage assets while recognising that securing their optimum viable use can be an important means of ensuring their long-term conservation.

The proposal accords with these principles by:

- preserving the external appearance of the listed building;
- retaining the existing historic building fabric;
- avoiding unnecessary intervention into the historic structure;
- securing an appropriate and sustainable long-term use for the ground floor accommodation;
- preserving the character and appearance of the Upper Tean Conservation Area; and
- ensuring that the significance of the heritage asset is conserved.

The proposals give rise to no harm, or at worst a negligible level of impact, to the significance of the listed building. This is substantially outweighed by the public benefit of securing the continued occupation, maintenance and long-term preservation of the building.

9. Conclusion

The proposed change of use from commercial premises (Use Class E) to a one-bedroom residential apartment (Use Class C3) has been carefully designed to preserve the architectural and historic significance of Hall Yard Buildings while providing a sustainable and viable future use for the property.

The proposals involve only minimal physical intervention. The external appearance of the building will remain effectively unchanged, with the replacement of existing fixed windows by visually identical openable units representing the only external alteration. This change enhances the functionality of the accommodation while maintaining the historic character of the building.

Internally, alterations have been deliberately limited to those required to facilitate residential occupation, ensuring that the historic fabric and character of the listed building are preserved.

The proposal also supports the continued vitality of Upper Tean by providing accommodation for the owner of the adjoining barber shop, allowing him to live and work within the village centre while maintaining the operation of an established local business. Furthermore, the existing residential accommodation on the upper floors remains entirely unaffected, with no changes proposed to access arrangements or residential amenity.

Overall, the proposal preserves the significance of the listed building and its contribution to the Upper Tean Conservation Area. It represents a sensitive, sustainable and policy-compliant form of development that secures the long-term occupation and conservation of an important heritage asset, fully aligning with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework and the relevant heritage policies of Staffordshire Moorlands District Council.