From: Georgian Group Midlands and Northern Office <georgianmidlands@talktalk.net>
Sent: 12 February 2018 11:05
To: Planning (SMDC)
Cc: Consult
Subject: Your ref: SMD/2018/0070 -No.7a Cross Street, Cheadle, Staffordshire

Dear Sirs,

Thank you for informing the Georgian Group of a proposal to convert the above grade II listed former shop into apartments. The Group wishes to forward the following brief initial advice.

No.7a Cross Street is an early nineteenth century building with a mid nineteenth century shop facia. The present application is for the conversion of the first floor into an apartment involving some internal alterations. The proposals involve works of demolition which may have the potential to cause harm to the significance of the listed building, but which have not been satisfactorily explained within the supporting documentation provided.

Very little information has been provided on the interior of the building or the potential impact of the alterations proposed to its internal fabric. The proposed works include the demolition of a staircase; no indication has however been given of the age and significance of this stair. Staircases are often the most significant internal feature within a listed house and their loss or alteration can cause considerable harm to the building's significance. The National Planning Policy Framework makes clear that an applicant for listed building consent should provide information on the significance of a listed building, and especially on those parts of its fabric which would be affected by a scheme (paras 128 & 129). It also makes clear that a justification must be provided for any works which would cause harm to its significance (NPPF 132).

We would strongly recommend that the applicant provide photographs and other details of the affected staircase together with a justification for its removal. The Georgian Group would be happy to comment further when the required information is provided.

Yours Sincerely

James Darwin (Senior Caseworker)

THE GEORGIAN GROUP

The information contained in this e-mail and any files transmitted with it are confidential and intended solely for the use of the individual(s) named. If you are not the named addressee(s) you should not copy, disseminate or distribute this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. E-mail transmission cannot be guaranteed to be secure or error-free since information can arrive late or contain viruses, or be corrupted, destroyed, incomplete, intercepted, or lost. The sender therefore does not accept liability for any errors or omissions in the contents of this message which arise as a result of e-mail transmission. If verification is required please ask for a hard-copy version.

Sent from Mail for Windows 10