DELEGATED DECISION REPORT

SMD/2018/0071 **Valid 08/02/2018**	**FLAT** **7A CROSS STREET** **CHEADLE**	**LISTED BUILDING CONSENT FOR THE CHANGE OF USE OF THE FIRST FLOOR FLAT FROM COMMERICAL TO RESIDENTIAL, AND THE REMOVAL OF AN INTERNAL STAIR FROM GROUND FLOOR TO FIRST FLOOR TO CREATE TWO SEPARATE FLOORS** **(LISTED BUILDING CONSENT - ALTERATION)**

MAIN ISSUES

- Design/Visual impact;
- Impact upon the Listed Building.

DESCRIPTION OF SITE

The application site is a 3 storey terraced property on Cross Street Cheadle. The ground floor of number 7 Cross Street is a retail premises, selling bridal wear. The first floor is part of the retail unit and the second floor has consent for residential accommodation. The bridal shop has a full width shop frontage, full height window glazing and recessed shop door. The application building is a Grade II Listed building, forms part of the Cheadle Town Development Boundary and Cheadle Conservation Area and is the end unit of a row of properties which are designated as forming part of the Town Centre Shopping Streets.

PROPOSAL

The applicant wishes to change the use of the first floor flat from commercial to residential use and the removal of an internal staircase linking the ground floor to the first floor in order to create two separate units. As a result of the staircase removal the resultant gap in the floor would have to be infilled. A Full application has also been submitted (SMD/2018/0070) and is currently pending a decision. The application is accompanied by a Design and Access Statement and a Heritage Statement.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

SS1 Development Principles

SS1a	Presumption in Favour of Sustainable Development
SS5	Towns
SS5c	Cheadle Area Strategy
SD1	Sustainable Use of Resources
TCR1	Development in the Town Centres
DC1	Design Considerations
DC2	The Historic Environment

National Planning Policy Framework

Paragraph(s) 1 to 17
Section(s)

1: Building a strong, competitive economy
2: Ensuring the vitality of town centres
4: Promoting sustainable transport
6: Delivering a wide choice of high quality homes
7: Requiring good design
12: Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

79/07213/OLDDC	Change of use from disused residential premises to business premises. Approved.
83/12229/OLDDC	Change of use of first and second floors to two self contained flats. Approved.
08/01539/FUL	Change of use from Class A1 (retail) to Class A2 (solicitors). Approved.
11/00885/FUL	Change of use from residential to retail. Refused.
13/00599/FUL	Change of use of the first floor residential flat to an A1 shop. Approved.
13/00600/LBC	Listed Building Consent for the installation of a new internal stair from the ground floor to the first floor (in conjunction with the change of use of the first floor residential flat to an A1 shop. Approved.
SMD/2018/0070	Change of use of the first floor flat from commercial to residential and the removal of an internal stair from the ground floor to create two separate floors. Decision pending.

CONSULTATIONS

Publicity

Site Notice expiry date: 14th March 2018.
Neighbour consultation period ends: 23rd February 2018.
Press Advert: Cheadle and Tean Times. Expiry 14th March 2018.

Public Comments: None received.

Cheadle Town Council: No comments received.

Historic England: On the basis of the information available to date we do not wish to offer any comments. We suggest that you seek the views of your specialist Conservation advisor.

Conservation officer: This is for the removal of a recently inserted stair allowing the upper floor to be re-used as a flat.

The Georgian Group: 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.

OFFICER COMMENTS

The counterpart Full planning application considers the change of use from retail to residential, therefore this application focuses on the acceptability (or otherwise) of the loss of the staircase and any resultant impact upon the fabric and character of the Listed Building.

Core Strategy policies DC1 (Design) and DC2 (The Historic Environment) seek well designed developments. DC2 specifically requires that the historic environment will be safeguarded, including both statutory Listed Buildings and Conservation Areas. The loss of buildings and features which make a positive contribution to the character or heritage of an area will be prevented.

The staircase which would be removed is not an original feature of the building, it was inserted as part of two relatively recent applications (13/00600/LBC and 13/00599/FUL) for the change of use of the first floor from residential to Use Class A1, as such there are no objections to its removal now that it is no longer required.

The comments of The Georgian Group are noted but, given that the staircase is a recent addition it is felt that no further information concerning its historical quality is needed or is necessary. Furthermore the Council's Conservation officer with local knowledge of the application site has not raised any objections to the proposals and is well aware of the fact that it is a recent addition. A condition to ensure that the replaced floor matches the existing is considered appropriate.

No external alterations are proposed, therefore there is no wider visual impact to consider.

CONCLUSION / PLANNING BALANCE

The application does not propose the removal of any important historical features and as such will not result in any harm occurring to the Listed Building. No external alterations are proposed and for the aforementioned reasons the application is recommended for conditional approval.

OFFICER RECOMMENDATION : Conditional approval

Case Officer: Lisa Jackson
Recommendation Date: 5th April 2018.

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council