DELEGATED DECISION REPORT

SMD/2018/0481 **Valid 30/07/2018**	**64 HIGH STREET** **CHEADLE**	**RETROSPECTIVE LISTED BUILDING CONSENT FOR KITCHEN EXTRACT** **(LISTED BUILDING CONSENT - ALTERATION)**

MAIN ISSUES

- Heritage – listed building
- Design

DESCRIPTION OF SITE
The apparatus is on a side wall at the rear ground floor of the building overlooking a concealed yard and sited in an alcove overhung by first floor walling.

PROPOSAL
Retention of kitchen extractor fan unit – exterior projecting wall mounted box hood.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)
S01 Spatial Objectives
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS5c Cheadle Area Strategy
DC1 Design Considerations
DC2 The Historic Environment

Local Plan Submission Version (February 2018)
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS7 Cheadle Area Strategy
DC1 Design Considerations
DC2 The Historic Environment

National Planning Policy Framework July 2018
Paragraph(s) 1 – 14;
Section(s) 4 – Decision making; 12 – Achieving well designed places; 16 – Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
01/00529/FUL Refurbishment and alterations to form new coffee shop/cafe with 2 flats over – approved

01/00530/LBC Listed building consent for alterations and refurbishment to form coffee shop/cafe with 2 self contained flats over – approved

CONSULTATIONS

Publicity
Site Notice expiry date: 11th October 2018
Neighbour consultation period ends: 23rd August 2018
Press Advert: 6th September 2018

Public Comments
None

Town / Parish Comments
Cheadle Town Council – no objections

Conservation Officer
No objections subject to submission of drawn detail being supplied – since received.

OFFICER COMMENTS

Principle of Development
The acceptability or otherwise of the proposal is a matter of whether the impacts of the attached extractor hood are acceptable in terms of the effects on the building's heritage status and value.

Design
Square metal casement hood with solid sides, top and base. Fixed louvered face panel. Projects c.250mm; 520mm in width and 510mm high.

The fixture is above a doorway and attached to the outside wall in a recess below a projecting first floor wall.

Heritage
The Conservation Officer has raised no objection. The unit has limited impact on the building fabric necessitating a hole through the wall and mountings. It would be readily removable. It is a key piece of apparatus to support the viable use of the heritage building.

CONCLUSION / PLANNING BALANCE
The minor nature of the apparatus and its concealed location with only small scale impact on the building fabric and having an important role in supporting the viable use of the building makes this acceptable. It would have less than substantial harm on the Listed Building but has the public benefit of supporting its viable use.

OFFICER RECOMMENDATION : approve

Case Officer: Arne Swithenbank
Recommendation Date: 10th October 2018

X B.J. Haywood

Signed by: Ben Haywood
On behalf of Staffordshire Moorlands District Council