STAFFORDSHIRE
moorlands
DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Wood Goldstraw LLP
Churchill House Regent Road
ST1 3RH

Mr Lucas
The Guild Hall Tape Street
Cheadle
ST10 1BG

Application no: SMD/2018/0684

Determined on: 31st December 2018

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015

REFUSAL OF PLANNING PERMISSION

Location of Development:
The Guild Hall, Tape Street, Cheadle, Staffordshire, ST10 1BG

Description of Development:
Alterations to the roof of the building by removing and replacing the existing roof tiles with a single ply membrane

Staffordshire Moorlands District Council in pursuance of powers under the above mentioned Act hereby **REFUSE** to permit the development described above for the reason(s) specified below:-

1. Single ply membrane is a very functional, largely featureless material that lacks the texture, shape, pattern and colouration of the tiles that are already on the roof of the Guild Hall and the adjacent buildings. The roof tiles on the adjacent and nearby late 18th and19th Century buildings and terraced properties are mainly Staffordshire blue plain clay tiles and they make a significant contribution to the special character of the area and historic environment. While the existing tiles on the Guild Hall are not made from clay and are somewhat larger, the building has a different architecture to the terraced properties to the north and south and the pattern and texture of its existing tiles do help to maintain continuity in the appearance of materials within the street scene. Replacing the tiles on the Guild Hall with the membrane would introduce a material on exposed and prominent roof plains that would relate poorly to and fail to compliment the character and appearance of the Guild Hall itself; the adjacent and nearby buildings; the special character of the area and historic environment; and materials that are traditional to the Staffordshire Moorlands in general. The proposal therefore, does not represent well desigend, high quality development that adds value to the local area and it does not incorporate detailing and materials appropriate to the character of the area. The Development would be contrary to Spatial Strategy SO8 and Policy DC1 of the adopted Staffordshire Moorlands Core Strategy; and paragraphs 124, 127, 130 of the National Planning Policy Framework (the NPPF).

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2. Moreover, the buildings to the north of the Guild Hall are within the Cheadle Conservation Area meaning that, for the purposes of the NPPF, the development would occur within the setting of a 'designated heritage asset'. Paragraph 193 of the NPPF makes it clear that 'great weight' should be given to such an asset's conservation, irrespective of whether harm would be less than substantial. Of primary concern, in this case, are the views across the Guild Hall into and out of this part of the Conservation Area to the north, where it has been identified in the Council's appraisal as a 'Principal Gateway'. In these respects and for those same reasons explained above at 'Reason 1', there would be harm to the significance of the 'designated heritage asset'. The appliction has not provided clear and convincing justification for this harm and while the harm could not reasonably be described as 'substantial', it is not clear that any public benefit would outweigh the harm that would occur. In these respects, the proposed development has been considered against paragraphs 190, 193, 194, 196 of the NPPF and it would be contrary to emerging policy DC2 of the 'submission version' of the yet to be adopted Staffordshire Moorlands Local Plan.

3. The Guild Hall has been used as a community hall since the 1930s and has a relatively striking front elevation with steep roof plains and hipped roof additions. The terraced dwellings to the south were built in the late 18th and 19th Century to house tape factory workers and they have simple red brick form and plain clay tile roofs. They are buildings that have heritage interest which, despite not having any official designation, have a degree of significance that merits an additional layer of consideration in this planning decision. As a single storey building with a steep gable and smaller hipped roof additions, the roof and the materials that cover it make an important contribution to the overall character and appearance of the Guild Hall and the setting and appearance of the terraced dwellings to the south. Replacing the existing tiles with the membrane material would, for those same reasons that are explained at 'Reason 1' above, adversely affect these heritage assets. Weighed in the balance of considerations, it is not clear that there are any considerations or benefits that would outweigh the harm that would occur. In these respects, the proposed development has been considered against paragraph 197 of the NPPF and it would be contrary to emerging policy DC2 of the 'submission version' of the yet to be adopted Staffordshire Moorlands Local Plan.

4. There are no apparent benefits or other considerations that would clearly outwiegh any of those harms identified and particularly there is no explanation as to why the existing tiles now need replacing, evidence that the applicant has fully explored the possibility of using preferable alternatives, or properly considered how the development might affect the character and appearance of the area, the building itself, and both designated and non deignated heritage assets. In these respects the application has not observed the requirements of paragraph 189 or met the balance of consideration tests set out at paragraph 194,196 and 197 of the NPPF.

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Informatives

At the beginning of the application process there was opportunity and request for more information to be provided, with the possibility of exploring the use of alternative materials. The applicant did not respond to that request or take up that opportunity.

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

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NOTES

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

2. If the decision to refuse planning permission is for a householder application, and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

3. If this is a decision to refuse planning permission for a minor commercial application, and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

4. If this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.

5. If you want to appeal against your local planning authority's decision for any other type of development, including listed building consents then you must do so within 6 months of the date of this notice Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at https://acp.planninginspectorate.gov.uk

6. The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

7. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.