

DELEGATED DECISION REPORT

SMD/2021/0306
Valid 20/05/2021

ST GILES ROMAN CATHOLIC
PRIMARY SCHOOL CHARLES
STREET
CHEADLE

INTERNAL ALTERATIONS.
(LISTED BUILDING CONSENT -
ALTERATION)

MAIN ISSUES

- Impact upon the Listed Building

DESCRIPTION OF SITE

The application site is St Giles RC Primary School Cheadle. St Giles sits within the Cheadle Town Development Boundary and forms part of the Cheadle Conservation Area. It is a Grade II Listed Building which is attributed to AW Pugin and forms part of an important group of Pugin buildings in Cheadle. The internal form, layout and details are part of the building's significance.

PROPOSAL

Internal alterations only, including alterations to walls around the head teacher's office and adjacent store. First floor amendments to include removal of walls, relocation of screens and general refurbishment.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1 Development Principles
SS7 Cheadle Area Strategy
DC1 Design Considerations
DC2 The Historic Environment

Supplementary Planning Guidance

1. Design Principles for Development in the Staffordshire Moorlands

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

National Planning Policy Framework

Including sections..

- 2 Achieving sustainable development
- 12 Achieving well-designed places
- 16 Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

Numerous applications which date back to the mid-late 1970's for various extensions and alterations.

CONSULTATIONS

Publicity

Site Notice expiry date: 03/08/2021.

Neighbour consultation period ends: 11/06/2021.

Press Advert: Cheadle and Tean Times expired 23/06/2021.

Public Comments: No representations received.

Cheadle Town Council: No objections to the application.

National Amenity Societies: No representations received during the statutory consultation period.

OFFICER COMMENTS

NPPF paragraph 199 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Paragraphs 200 and 201 state that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional. Paragraph 202 requires that where a proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

There are no objections in principle to the development. Both local and national planning policies give some support in principle for alterations to historical buildings. Policy D2 of the Local Plan, in part states that the '*council will conserve and where possible enhance heritage assets, including their setting in a manner appropriate to their significance. This will take into account the desirability of maintaining and enhancing their significance and will ensure that development proposals contribute positively to the character of the built and historic environment.*' Section 16 of the National Planning Policy Framework also seeks heritage conservation and protection. Importantly this scheme will bring public benefit to the users of the school building (students and staff) and assist in keeping the building fit for its present day educational purposes. The works will include the provision of an additional boys toilet, locker rooms/halls and group work room accessed via the year 5 classroom.

Since submission of the application, the Conservation officer has requested further details and amended plans have been received. The applicants have supplied additional information to

prevent any pre- commencement conditions as works are to be undertaken during the school summer holidays. The conservation officer is satisfied that the additional details are acceptable, and the alternations would not harm the historic fabric of the building. .

CONCLUSION / PLANNING BALANCE

It is recommended that the application is approved subject to conditions. As the proposed works do not harm the historic fabric/significance of the Listed Building the proposal is considered to constitute a sustainable form of development that accords with the relevant Development Plan policy. The application details are acceptable from a Listed Building/Conservation perspective and no third party objections have been received during the statutory consultation period.

OFFICER RECOMMENDATION : Conditional approval

Case Officer: Lisa Jackson

Recommendation Date: 03/08/2021.

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council