
From:

Sent: 10 September 2021 13:58

To:

Subject: Application Ref: SMD/2021/0546 - The Swan Inn, Town End, Cheadle, Staffordshire, ST10 1PF



Ancient Monuments Society

Defending Historic Buildings of all Ages and all Types

FAO: Ailsa Berry

Re: The Swan Inn, Town End, Cheadle, Staffordshire, ST10 1PF

Application Ref: [SMD/2021/0546](#)

Thank you for consulting us on this application. We have reviewed the documents available on your website. The Ancient Monuments Society has no objection to the principle of the change of use, however we have concerns about the lack of detail provided to support the application.

The NPPF (2021) at 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.”*

Paragraph 194 states that: *“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.”*

The accompanying plans and statement provide almost no detail about the historic and architectural significance of the internal areas of the building, particularly those features that are to be removed or altered, such as cornices, doors, etc. For example, is the stair to be removed an original feature? If so, suitable justification should be provided for its replacement. Likewise details how the installation of acoustic and fire separation and other M&E services may affect historic building fabric.

We would recommend a detailed historic building report is prepared by a suitably qualified conservation professional to identify and features of significance. We would also refer you to Historic England’s guidance on Statements of Heritage Significance: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/>

I would be grateful if the AMS could be informed of the outcome when this becomes available.

Regards,

Ross Anthony

Case Work

Ancient Monuments Society

Registered Charity no. 209605

t: +44 (0)20 7236 3934

e: office@ancientmonumentsociety.org.uk

w: ancientmonumentsociety.org.uk

a: St Ann’s Vestry Hall, 2 Church Entry, London EC4V 5HB

The Ancient Monuments Society (AMS) is one of the National Amenity Societies and, as such, is a consultee on all Listed Building Consent applications involving an element of demolition as required by the *Arrangements for handling heritage applications – notification to Historic England and National Amenity Societies and the Secretary of State (England) Direction 2021*. The Society also takes an interest in planning applications affecting historic buildings in conservation areas and undesignated heritage. We concern ourselves with historic buildings of all types and ages.