

From: [Lisa Jackson](#)
To: [Planning \(SMDC\)](#)
Subject: FW: SMD/2024/0024
Date: 21 March 2024 14:34:30

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Hi Lisa,

2 Charles Street, Cheadle, ST10 1ED.

Objection.

Firstly, the heritage statement confuses the location of the site. The site is within Cheadle, and Cheadle Conservation Area and not within the city of Stoke on Trent. In addition to this the location of the site is incorrectly marked on the map on the heritage statement. Secondly, it is claimed the property has historic value, but it is not identified or appraised. An item or building does not gain historic interest by default due to location within the setting '*of an old church*'. The latter is Grade I Roman Catholic Church of St Giles, 'Pugin's Gem'. It is an exemplar piece of intricately designed architecture by Augustus Pugin, completed in 1846 for the Earl of Shrewsbury whom resided in Alton Towers at the time, another of Pugin's extraordinary pieces. The church is draped in vast swathes of gothic decoration, tracery and conscious design tooling including but not limited to fleuron eaves, crested extrados, pinnacles, parapets and curvilinear asymmetry.

Grade I buildings are of exceptional interest with only 2.5% of buildings being covered by this designation.

There are four other heritage assets within this setting not identified or appraised by the heritage statement:

- St Giles Roman Catholic Primary School. Grade II. List UID: 1281192.
- Churchyard wall, gates and gateways to North of Roman Catholic Church of St Giles. Grade II. List UID: 1374678.
- Cross approximately 10m to west of Tower of Roman Catholic Church of St Giles. Grade II. List UID: 1037968.
- Covent of St Joseph. Grade II. List UID: 1374679.

Setting has not been taken into account or regarded for. The listed church wall circumvents this area and runs within proximity to the site, with the Primary school directly behind the site, there are multiple line of intervisibility across the area include that of which concerns the Grade I church. It does not appear to be that setting or character of the conservation area has been accounted for either. This vicinity and its contents are of particularly high historic interest and significance, and therefore sensitive to change.

The supporting information is therefore deemed insufficient and not faithful to NPPF paragraphs 200, 201. Consequently without an appropriate level of information proportionate to the significance of the assets concerned I cannot make a balanced judgement or conclusion in terms of harm. I recommend the supporting information is revised or the scheme withdrawn.

I will await further information before providing final comment.

Thanks

[In your communications with me please always quote the planning reference number if you have one.](#)

Please note, due to work levels at this current time I may not be able to respond to your query immediately, however, I shall endeavour to do so as soon as possible.

Emily Holland. Principal Conservation Officer.
Development Services.

High Peak Borough Council / Staffordshire Moorlands District Council.

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