

Conservation Team Advice

Date: 13th March 2025
Application Ref: SMD/2025/0025
Site Address: 3 Alton Castle, Tape Street, Cheadle
Proposal: Change of use on partial ground floor and first floor from class E to class C5 short term let to accommodate 6 units.
 Proposed single storey extension to rear of property

Heritage assets affected:		
Designated Heritage Asset(s):	☒	- Cheadle Conservation Area - Former Black Horse Public House – Grade II (listing ref: 1037952)
Non-Designated Heritage Asset(s):	☐	

Conservation Advice

Summary of Significance

The proposal would be situated in Cheadle Conservation Area and the wider setting of the Former Black Horse Pub.

Cheadle Conservation Area was designated for its Saxon origins, its rapid expansion in the 17th, 18th and 19th centuries, historic association with coal mining and metal and textile industries. Predominantly buildings are constructed in red brick walling with Staffordshire blue and Welsh slate roofing. The Conservation Area is characterised by its linear formation, with buildings tightly knit along the highway.

Within the wider vicinity of the site is the Former Black Horse Pub (Grade II), which is an early-19th century former inn constructed in rendered brickwork and tile roof. There is some inter-visibility between the development site and the Listed Building.

Assessment and Impact

The proposal would involve the conversion of the upper floors to short-term let accommodation and two single storey extensions to the rear/side elevation.

The elevations indicate that the proposed conversion would not alter the appearance of the principal elevation. The development would consist of altering an existing flat roof side extension to a pitched roof and constructing a small lean-to extension to the rear/side elevation. Due to the openness of the car park, this side elevation is fairly prominent in the Conservation Area. However, the existing modern extensions are

unsympathetic to the style and character of the traditional historic buildings in the Conservation Area. The proposed further additions and alterations would be modest in scale and more reflective of the traditional pitched and lean-to designs seen elsewhere in Cheadle Conservation Area.

The application form mentions the external materials of the extension would be brick, slate and timber white windows to match the existing. The principle of this is supported from a conservation perspective. However, it is noted that the Design & Access & Heritage Statement mentions aluminium windows. If clarification can be provided on the materiality of the windows and also whether this only relates to the extensions i.e. would the windows to the front elevation be altered with the conversion as well?

Overall, the proposed scale and design of the development would likely have a negligible impact on the surrounding heritage assets as it would not dominate or distract from their significance.

Legislation and Policy

Planning (Listed Buildings and Conservation Areas) Act 1990

The local planning authority should have a desirability of preserving the setting of the Listed Building (s.66) and preserving or enhancing the character and appearance of the Conservation Area (s.72).

National Planning Policy Framework (NPPF) 2024

In determining applications, local authorities should take account of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation, the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality, the desirability of new development making a positive contribution to local character and distinctiveness (par.210).

Local Development Framework

Consideration should also be given to the following documents and local development framework policies:

- Staffordshire Moorlands Local Plan (Adopted 2020) – DC2 The Historic Environment
- Cheadle Conservation Area Appraisal (2008)

Conclusions and Recommendations

The proposal would likely have a negligible impact on the character and appearance of the Conservation Area and the wider setting of the Listed Building. Their special interest would be preserved, which would comply with s.66 and 72 of the Act, Section 16 of the NPPF and policy DC2 of the local development framework. There are no objections from a conservation perspective. However, as mentioned above, if clarification on the extent of works to windows and the materials of any new/replacement windows could

be provided to ensure that the level of impact on the designated heritage assets is fully considered.

Notwithstanding the above, we would suggest the following condition on any consent granted:

- The external finish of the extensions will match the brick type, colour and bond pattern and will match the type and colour of rooftiles of the principal part of the building.

Reason: To preserve the character and appearance of the Conservation Area.

Conservation Officer: