

Conservation Team Advice

Date: 13th May 2025
Application Ref: SMD/2025/0146 & SMD/2025/0191
Site Address: 75 High Street, Cheadle
Proposal: Erection of a single storey rear extension

Heritage assets affected:		
Designated Heritage Asset(s):	☒	• Cheadle Conservation Area • 75 High Street – Grade II (listing ref: 1204703) • 73 High Street – Grade II (listing ref: 1374684) • 77 and 79 High Street – Grade II (listing ref: 1374646)
Non-Designated Heritage Asset(s):	☐	

Conservation Advice

Summary of Significance

The proposal would involve alterations to 75 High Street, which is a Grade II Listed Building situated in Cheadle Conservation Area and the immediate setting of two other Listed Buildings.

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.

75 High Street (Grade II) is an early-19th century with 20th century shopfront. The building is constructed in red brick walling with a hipped tile roof. The significance of the building relates to its association with the development of Cheadle town centre, retention of historic fabric and symmetrical façade.

71 and 73 High Street are both separately Grade II Listed Buildings. 73 High Street with 17th century origins and 19th century frontage. The Royal Oak, no.71, is an early-19th century inn. Both buildings make a positive contribution to the wider setting of no.75 and views of the rear of these properties are visible from Bank Street.

Assessment and Impact

The building has a modern late-20th century flat roof extension to the rear (application refs: SMD/1988/1603 & SMD/1988/1604), which is single storey and constructed in red brick. Whilst this addition is modern and of no heritage significance, it is relatively modest in scale and discreetly positioned so as to not interfere with or distract from the architectural interest of the Listed Building nor affect the character and appearance of the Conservation Area.

The proposed alterations would involve a slight increase of the footprint of this modern addition and removal of a modern bay window on the gable end of the Listed Building. The extension would maintain the height and design of the rear addition and utilise materials to match the existing. Whilst the works would result in an increase in a modern addition of no heritage value, this would be a very modest increase in footprint. The proposed development would not overbear or distract from the architectural interest of the principal Listed Building or the significance of the surrounding built heritage.

Overall, the proposed works would not harm the special interest of the principal Listed Building nor the setting of the adjacent Listed Buildings. It would also not harm the character and appearance of the Conservation Area.

Legislation and Policy

Planning (Listed Buildings and Conservation Areas) Act 1990

The local planning authority should have a desirability of preserving the setting and special interest of the Listed Building (s.16 and 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

In summary, the proposal would have a negligible impact on the special interest of the Listed Building and setting of adjacent Listed Buildings and would have no impact on the character and appearance of the Conservation Area. Their setting and special interest would be preserved, which would comply with s.16, 66 and 72 of the Act, Section 16 of the NPPF and policy DC2 of the local development framework. There are no objections to the proposal from a conservation perspective.

For any consent granted, we would suggest the following conditions:

- Before any construction occurs above damp proof course (DPC), a brick sample panel, showing brick, bond, mortar and pointing technique, shall be provided on site for inspection and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed sample panel details.

Reason: To ensure the development preserves the special interest of the Listed Building.

- Prior to the installation of the features identified below, details of their design in the form of drawings or manufacturer's specifications shall be submitted to and agreed in writing by the Local Planning Authority. The works shall thereafter be undertaken in accordance with the approved details.

Windows and external doors

Fascia details

Rainwater goods

Balustrading to steps

Reason: To preserve the special architectural and historic interest of the Listed Building.

Conservation Officer: