

DELEGATED DECISION REPORT

SMD/2025/0191
Valid 16/04/2025

75 HIGH STREET
CHEADLE

**ERECTION OF A SINGLE
STOREY REAR EXTENSION
TO FORM ENLARGED SHOP
STORE ROOM**

**(LISTED BUILDING CONSENT -
ALTERATION)**

MAIN ISSUES

- Heritage impact – Grade II Listed Building
- Character and appearance – Conservation Area
- Design
- Street scene

DESCRIPTION OF SITE

The proposal site is entirely at the rear of no.75 High Street. It is currently occupied by Country Interiors, a home design supplier. Whilst the site layout and proposed development has no bearing on the High Street it is nevertheless open to the public street scene as viewed from Bank Street across the rear car park of the Royal Oak and along the open frontages of nos. 18 to 22 Bank Street which run at right angles to Bank Street to form a short cul-de-sac leading up to the development site.

This is a characterful collection of property backs predominantly in red brick finish and dominated by the towering three storey rear gable of the Listed Royal Oak with its distinctive curved corner wall. The near adjacent gable of the application property is also three storey and prominent. The part proposed to be extended is modern single storey and red brick with flat roof.

The existing use of the premises is stated in the application form as being that of a shop and in the flat-roofed part the space to be extended is shown in the internal plan layouts as currently comprising storage spaces, toilets and dressing rooms. An external door on the rear end elevation of the store room is reached via a short flight of steps up from the Bank Street level. There are also internal through-links to the shop which is otherwise entered from High Street.

Dwellings at 18 and 20 Bank Street appear within the ownership and red line site edge but are not physically attached.

The Listing Description reads:

Shop. Early C19 with early C20 shop front. Red brick; hipped tile roof on moulded eaves. 3-storey, 2-window front; glazing bar sashes with painted

wedged heads; plate glass shop windows with cornice over and recessed entrance. Included for group value.

PROPOSAL

The proposal involves extending the rear flat roofed element to the side by about 2.0m taking it from its current width of about 4.3m to 6.4m. Internally the scheme would create a single larger store room space.

After the Conservation Officer met the agent on site amended plans were also obtained as it was evident there were some inaccuracies in those first submitted which implied various changes to elements of the original listed building internal layout which are not in fact proposed.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

- SS1 Development Principles
- SS2 Settlement Hierarchy
- SS7 Cheadle Area Strategy
- DC1 Design Considerations
- DC2 The Historic Environment
- NE1 Biodiversity and Geological Resources
- NE2 Trees, Woodland and Hedgerows
- T1 Development and Sustainable Transport

National Planning Policy Framework (Dec 2024)

Paragraph(s) 1 – 14;

Section(s) 4 – Decision making; 6 – Building a strong and competitive economy; 7 – Ensuring the vitality of town centres; 8 – Promoting healthy and safe communities; 9 – Promoting sustainable transport; 11 – Making effective use of land; 12 – Achieving well designed places; 15 – Conserving and enhancing the natural environment; 16 – Conserving and enhancing the historic environment.

Adopted Supplementary Planning Documents/Guidance (SPD/G):

- Space About Dwellings SPG
- Design Principles SPG
- Design Guide SPD adopted 21st February 2018

Local Plan Supporting Evidence Documents:

- Landscape and Settlement Character Assessment (2008)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

No obvious planning history record of relevance.

CONSULTATIONS

Publicity

Site Notice expiry date: 05.06.2025
Neighbour consultation period ends: 14.05.2025
Press Advert: 28.05.2025

Public Comments

None

Town / Parish Comments

None

Historic England

Defer to Council's own specialist advice.

SMDC Heritage Conservation Officer

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 and SMD/1988/1604 for 77-79 High Street possibly refer] 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.

Heritage 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 ss.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, the following conditions are suggested:

- 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.

OFFICER COMMENTS

Principle of Development

Development in principle is acceptable here due to being within the Cheadle development boundary. The main issues to consider are impacts on the Conservation Area and on the heritage significance of the Listed Building and the setting of adjacent Listed Buildings.

Design

In design the scheme is of plain form emulating the current flat roofed extension. One consequence would be the loss of a rear facing bay window of the parent building. At present the existing extension somewhat collides with this bay. The further extension would remove it. The Council's Conservation Officer describes this as a 'modern' bay and ascribes no heritage significance to it.

A number of conditions are recommended which should be added in the event of approval.

Existing window frames are stated to be white upvc and the proposal is to match these. Existing doors are stated to be white upvc in timber framing. Nevertheless the CO requests condition(s) to require specific details be submitted for LPA approval in advance of installation.

With the submission of amended plans it has been established that internally the alterations taking place within the older original parts of the Listed Building are restricted chiefly to adjustments to previous non-historic partition walls. As noted by the CO some changes would occur where a bay window is to be removed and a ground level entrance is to be formed linked to new internal steps to reach the shop floor level. It appears from the plans that this would not impinge on any existing lower ground floor element.

Heritage

To the extent the proposal might have any impact on the heritage significance of the Listed Building and setting of adjacent Listed Buildings – the CO describes the impact as ‘negligible’ – such impact can be accepted in terms of NPPF 215 (less than substantial harm) as being balanced by the public benefit of supporting the on-going viability of the High Street shop premises and securing optimum viable use.

The CO advises that there would be no impact on the character and appearance of the Conservation Area.

CONCLUSION / PLANNING BALANCE

Subject to conditions the application is recommended for approval.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Arne Swithenbank
Recommendation Date: 04/07/2025

X *J Colley*

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council