

DELEGATED DECISION REPORT

SMD/2025/0224
Valid 13/05/2025

**ST GILES ROMAN
CATHOLIC PRIMARY
SCHOOL CHARLES
STREET
CHEADLE**

**LISTED BUILDING CONSENT
FOR FLAT ROOF REPAIRS,
WINDOW REPLACEMENTS,
AND ASSOCIATED
REPLACEMENT BRICKWORK
AND LINTEL REPAIRS AT ST
GILES' RC PRIMARY SCHOOL,
CHEADLE.**

**(LISTED BUILDING CONSENT -
ALTERATION)**

MAIN ISSUES

- Impact upon the Listed Building

DESCRIPTION OF SITE

The application site is St Giles RC Primary School Cheadle. St Giles sits within the Cheadle Town Development Boundary and forms part of the Cheadle Conservation Area. It is a Grade II Listed Building which is attributed to AW Pugin and forms part of an important group of Pugin buildings in Cheadle. The internal form, layout and details are part of the building's significance.

St Giles School (Grade II) was designed by Pugin c.1841-6 as a school. It is constructed in red brick with stone dressings, a tiled roof and a bell tower with lead pyramidal roof. The significance derives from its illustrative Gothic revival detailing, association with the development of educational buildings in the Victorian period and historic association with notable architect Pugin.

The church of St Giles (Grade I) was designed by Pugin and constructed between 1841-46 for the Earl of Shrewsbury. The church is designed in a High Decorated style, with a west tower and steeple. It is one of the best examples of Gothic revival architecture and of high significance due to its intricate architectural design and historic association with Pugin, a notable architect of national importance.

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.

PROPOSAL

Listed Building Consent application for flat roof repairs, window replacements, and associated replacement brickwork and lintel repairs at St Giles' RC Primary School, Cheadle.

The proposed works are necessary remedial interventions to ensure the building's ongoing safe use and to arrest fabric deterioration. The proposals, shown on drawing no. 2528-35-02, include:

- Repairs to a later 20th-century flat roof extension.
- Replacement of defective metal-framed windows located within the original historic school building fabric.
- Replacement of associated corroded steel plate lintels above window openings.
- Brickwork repairs around affected window areas, improving material compatibility with the historic fabric.

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

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

Numerous applications which date back to the mid-late 1970's for various extensions and alterations.

SMD/2017/0672 Listed Building Consent for Internal alterations to form 2 No. disabled WC and tea bar. Internal fire doors and stair lift to improve circulation for disabled. Playground fencing to segregate vehicle access from pupil recreation areas. APPROVED.

SMD/2021/0306 Internal Alterations. APPROVED.

SMD/2024/0198 Safeguarding fencing works. APPROVED.

CONSULTATIONS

Publicity

Site Notice expiry date: 8th July 2025
Neighbour consultation period ends: 8th July 2025
Press Advert: N/A

Public Comments

None

Town / Parish Comments

Cheadle Town Council: No objections/Support

Historic England

Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application. We suggest that you seek the views of your specialist conservation and archaeological advisers.

SMDC Conservation Officer

In summary, the principle of the proposal would likely have a negligible impact on the Listed Building and its special interest would be preserved. This would comply with s.16 of the Act, Section 16 of the NPPF and policy DC2 of the local development framework. There are no objections to the principle of the proposal from a conservation perspective. However, as set out above, we would suggest that clarification is provided on the following to ensure the impact is fully assessed:

- Details of the opening mechanism for the existing and proposed replacement windows
- Details of the material and colour/finish of the replacement windows
- Specific details of the proposed trickle ventsClarification on extent of roof works and what materials are proposed to be used for the roof replacement and fascia/soffit details

OFFICER COMMENTS

The proposal seeks permission for replacement windows, localised repair and replacement of brickwork and lintels and replacement of the flat roof to the modern extension.

The historic school building has had a modern flat roof extension added to the south (application ref: SMD/2000/0652 & SMD/2000/0653), which is of no architectural merit. This has adjoined the building at an awkward angle and resulted in modern casement windows and brickwork surrounds being installed just above the bulkhead of the extension.

Replacement windows

The modern metal windows to the southwest elevation have deteriorated and are in need of replacement. The Design, Access and Heritage Statement mentions that the windows would be replaced with timber alternatives, to be more sympathetic to the building's significance. However, the application form and annotations on the proposed drawings (dwg no. 2528-35-06) mentions an aluminium window. The existing windows appear to be central pivot windows, and the proposed drawings illustrates top hung casement window. The annotations on the proposed plans also mention the use of trickle vents which, when poorly detailed, can detract from the architectural interest of the historic building.

In principle there are no concerns with the replacement of these windows from a conservation perspective, as they are of no heritage significance. However, clarification on the opening mechanism of the existing and proposed as well as the material, colour and trickle vent details of the proposed replacements would be required to ensure that the heritage impact is fully considered.

Replacement brickwork

As set out in the supporting information, when the extension was added modern brickwork was used to surround the new windows. The brick used does not match the colour and texture of the historic brickwork and, visually, provides a stark contrast which detracts from the building's architectural significance. It is proposed to replace this with a more sympathetic brick whilst carrying out localised repairs to lintels and this has the potential to enhance the appearance of the Listed Building.

Roof works

The Design, Access & Heritage Statements sets out that the roof works would be confined to the modern flat roof extension. However, the annotations on the proposed drawings (dwg no. 2528-35-06) mention possible works to pitched roof areas – it is assumed this is still part of the modern extension to the rear rather than the principal part of the Listed Building. But clarification on this would be required. The application form sets out the modern extension would have its flat roof replaced with roof felting. Whilst this is not a historic material, it is currently in situ and its replacement would not alter the special interest of the Listed Building. It is, however, noted that the annotations on the proposed drawings (dwg no. 2528-35-06) mentions the installation of upvc fascias and soffits which do not appear to currently be in situ – would this upvc material be under the felt roofing?

In summary, the principle of the proposal would likely have a negligible impact on the Listed Building and its special interest would be preserved. This would comply with s.16 of the Act, Section 16 of the NPPF and policy DC2 of the local development framework.

The Conservation Officer had no objection to the principle of the proposal from a conservation perspective. However, as set out above, the officer suggested that clarification be provided on the following to ensure the impact is fully assessed:

- Details of the opening mechanism for the existing and proposed replacement windows
- Details of the material and colour/finish of the replacement windows
- Specific details of the proposed trickle vents

In response to the Conservation Officer's comments, the applicant's architect submitted the following points of clarification :

- The windows will be powder coated aluminium, not timber.
- The existing windows are a centre pivot. However, the proposed windows require powered actuators which need to be installed to a top-hung casement.
- The note regarding trickle vents has been added to the drawings in error. The Smart Alitherm Heritage system does not accommodate trickle vents.
- The PVC facias and soffits are below the felt flat roof on the 'modern' extension.

- The 'pitched' roof referred to is the pitched felt roof to part of the 'modern' extension.

These were addressed and included in an amended drawing and an amended heritage statement that was submitted on the 30^h June.

The Conservation Officer has confirmed that these revisions are acceptable.

CONCLUSION / PLANNING BALANCE

The proposal would likely have a negligible impact on the Listed Building and its special interest would be preserved. This would comply with s.16 of the Act, Section 16 of the NPPF and policy DC2 of the local development framework.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 11th July 2025

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council