

## Conservation Team Advice

**Date:** 9<sup>th</sup> January 2026  
**Application Ref:** SMD/2025/0502  
**Site Address:** Wheatsheaf Inn, 53 High Street, Cheadle  
**Proposal:** Listed Building Consent for the existing staff room and staff WC to be reconfigured – 1No. new additional staff WC to be introduced with new stud walls and door openings. Existing undeveloped room to be reconfigured into the new staff room – 1No. existing wall to be removed and new stud wall to be introduced to allow for the new lockers to sit flush in the back of house corridor. Existing door into the undeveloped room to be removed and door opening to be retained. New stud walls to be installed to introduce 2No. new changing rooms with new door openings. New AC condenser to be installed in the internal plant room. All windows are to be retained but to be redecorated internally and cleaned

| Heritage assets affected:                |                                     |                                                                                                      |
|------------------------------------------|-------------------------------------|------------------------------------------------------------------------------------------------------|
| <b>Designated Heritage Asset(s):</b>     | <input checked="" type="checkbox"/> | <ul style="list-style-type: none"> <li>Wheatsheaf Hotel – Grade II (listing ref: 1374683)</li> </ul> |
| <b>Non-Designated Heritage Asset(s):</b> | <input type="checkbox"/>            |                                                                                                      |

## Conservation Advice

### Summary of Significance

The proposal would involve alterations to The Wheatsheaf, which is a Grade II Listed Building. The building was a late-18<sup>th</sup> inn with early 19<sup>th</sup> and 20<sup>th</sup> century alterations. The building is constructed in stucco rendered stone with a plain tiled roof. The frontage has sash windows and a projecting Tuscan porch. The significance of the building derives from its association with the development of coaching inns during 18<sup>th</sup> century, Neo-Classical influence and detailing, and designed prominence in the town centre.

### Assessment and Impact

The proposal seek consent for internal alterations to the second and third floors of The Wheatsheaf, to facilitate construction of new staff facilities and also to install an AC condenser in the plant room.

The interior of the second floor appears to be of limited architectural interest as the original plan form has been subdivided by modern partitions and a suspended ceiling

has been installed. There is limited detailing in situ, such as covings and skirting boards, which might contribute to the architectural significance of the building. The proposed subdivision of the second floor would unlikely have a further harmful impact on the special interest of the building and would not result in the loss of any historic fabric.

It is mentioned that there would be cleaning and redecoration of the interior of the windows, which there are no concerns with in principle. However, if clarification can be provided on the types of paint to be used and the extent of the works i.e. would it be a breathable paint and is this only proposed to the second and third floors?

The floors, ceiling and walls of the third floor are uncovered and, other than possible trusses and architraves there is limited architectural detailing to the third floor. There is currently plant equipment and ductwork on the third floor and it is proposed to install an AC condenser. The supporting statement sets out that this would be concealed internally and not affect the external appearance of the building. This would unlikely affect the building's special interest.

### **Legislation and Policy**

#### *Planning (Listed Buildings and Conservation Areas) Act 1990*

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

#### *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

### **Conclusions and Recommendations**

Subject to some further clarification, the proposal would likely have a negligible impact on the significance of the Listed Building and its special interest would be preserved. This would satisfy the provisions of s.16 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. As mentioned above, we would just require some further clarification on these points to ensure the proposal would not have a harmful impact:

- Details of redecoration of windows

**Conservation Officer:** Megan Atkinson