

Conservation Team Advice

Date: 16/01/2026
Application Ref: SMD/2025/0531
Site Address: Cheadle Methodist Church Hall, 17 Charles Street, Cheadle
Proposal: Application for the variation of conditions 2, 3, 4, 5, 13 and 15 of SMD/2022/0628

Heritage assets affected:		
Designated Heritage Asset(s):	☒	Cheadle Conservation Area
Non-Designated Heritage Asset(s):	☐	

Conservation Advice

Summary of Significance

The application site is located within the Cheadle Conservation Area. 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.

Assessment and Impact

This application seeks to vary conditions 2, 3, 4, 5, 13 and 15 in relation to SMD/2022/0628. No heritage objections were raised in relation to the previous application (SMD/2022/0628), however, each proposed variation has been reviewed below:

Condition 2 – Approved Plans

The application seeks to vary the approved plans to remove the glazed link to the church building. As the link was to be located at the rear of the building its removal will not impact the character and appearance of the conservation area. Similarly the proposed changes to the fenestration designs are considered negligible and will not harm the conservation area.

The application also seeks to add a row of integrated solar panels to the North-west and South-east roof elevations. As the solar panels are integrated into the roof slope they will not project from the roof slope. As the proposed church hall is set back within the application site, the proposed solar panels are unlikely to be visible within the street scene, and as such will not impact upon the character and appearance of the conservation area.

Condition 3 – Materials

The “*Variation of Condition Information*” submitted provides details of the proposed materials. Proposed materials consist of *Marley Hawkins Plain Clay tiles Staffordshire Blue* and *Ibstock Birtley Borrowdale blend* bricks. These materials are considered to be in keeping with the built character and appearance of the Cheadle Conservation Area.

As stated in respect to condition 2, there are no heritage objections to the proposed fenestrations changes.

Condition 4 – Demolition and Construction Management

There are no heritage comments to make in relation to the proposed variation of condition 4.

Condition 5 – Gas Risk Assessment

There are no heritage comments to make in relation to the proposed variation of condition 5.

Condition 13 – Drainage

There are no heritage comments to make in relation to the proposed variation of condition 13.

Condition 15 – Boundary Wall

The proposed boundary wall details (drawing ref: 01136 AL(0)25) are similar in design to the boundary wall at no. 18 Charles Street. Therefore, the proposed boundary wall design is considered to be in keeping with the street scene and will not harm the character and appearance of the Cheadle Conservation Area.

Legislation and Policy

Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990

Section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 states that with respect to any buildings or land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character and appearance of that area.

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 (Adopted 2008)

Conclusions and Recommendations

In summary, there are no heritage objections to the proposed variations of conditions 2, 3 and 15. There are no heritage comments to make in relations to conditions 4, 5 and 13. Overall it is considered that the proposed variations will not harm the character and appearance of the Cheadle Conservation Area.

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