

DELEGATED DECISION REPORT

SMD/2025/0502
Valid 12/12/2025

WHEATSHEAF INN HIGH
STREET
CHEADLE

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

(LISTED BUILDING CONSENT - ALTERATION)

MAIN ISSUES

- Impact to special interest of a Grade II Listed Building
- Materials and design

DESCRIPTION OF SITE

The proposal would involve alterations to The Wheatsheaf, which is a Grade II Listed Building. The building was a late-18th inn with early 19th and 20th 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 18th century, Neo-Classical influence and detailing, and designed prominence in the town centre.

PROPOSAL

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.

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.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
 DC1 Design Considerations
 DC2 The Historic Environment

National Planning Policy Framework

Paragraph(s) 1 -14, 47, 109, 131, 135, 139, 207 – 221.

Section(s) 4 – Decision making, 12 – Achieving well designed and beautiful places, 16 – Conserving and enhancing the historic environment.

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 16

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

- Design Principles for Development in the Staffordshire Moorlands
- Staffordshire Moorlands Design Guide SPD

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

- SMD/2011/0303. (OLD REFERENCE: 11/00390/LBC). DESCRIPTION: Internal and External Alterations to Listed Public House including single storey rear extension, rear raised terrace area with steps and ramp, replacement of 1 no window with double doors, replacement of existing air conditioning and beer cooler units. DECISION: APPROVED.

CONSULTATIONS

Publicity

Site Notice expiry date: Expired
Neighbour consultation period ends: Expired
Press Advert: Expired

Public Comments

None received.

Town / Parish Comments

The Town Council has no objection to this application, and would support the proposals submitted.

SMDC Conservation Officer

No objections subject to further details.

OFFICER COMMENTS

Main Considerations

In accordance with Policies SS1 and SS2 of the Staffordshire Moorlands Local Plan the Council expects all new development to make a positive contribution towards the sustainability of communities and to protect and where possible enhance the environment. Planning (Listed Buildings and Conservation Areas) Act 1990 section 16 sets out the provisions for determining applications for listed building consent and consideration will be given to the impact on the special architectural and historic interest of the listed building.

Heritage

Policy DC2 seeks to preserve and enhance heritage assets and their setting, and ensure that proposals contribute positively to the character of the built and historic environment. All applications likely to affect a heritage asset will need to be accompanied by a heritage statement.

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the general duty of local planning authorities in respect to determining applications regarding works to listed buildings. S.16 (1) and (2) states the LPA shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Paragraph 210 of the NPPF states that in determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

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.

Design and materials

SMDC Policy DC1 requires development to be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area; and be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, height, density, layout, siting, character and appearance.

Paragraphs 131 and 135 of the NPPF outline what is expected of good design and required for the development of high quality, beautiful places, and provides for a high standard of amenity for existing and future users.

Staffordshire Moorlands District Council's Design Principles SPD outlines the Council's expectations in respect of alterations to historic buildings and states that existing materials should be re-used or new matching or reclaimed materials and traditional techniques employed wherever possible. The alterations will be internal only with materials and paints raising no objections with the Conservation Officer.

CONCLUSION / PLANNING BALANCE

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.

OFFICER RECOMMENDATION : APPROVE, subject to conditions.

Case Officer: Reuben Berriman

Recommendation Date: 03/02/2026

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council