

DELEGATED DECISION REPORT

SMD/2026/0144
Valid 15/04/2026

**FLINT MILL CHEADLE
ROAD
CHEDDLETON**

**APPLICATION FOR LISTED
BUILDING CONSENT TO
BUILD BUTTRESS ON THE
NORTH SIDE OF THE KILNS.
THIS SIDE ALREADY HAS
TWO EXISTING BUTTRESSES
BUT THE STONWORK IS
BULGING AND REQUIRES
FURTHER STABILISING.**

**(LISTED BUILDING CONSENT -
ALTERATION)**

MAIN ISSUES

- Impact on a historic asset
- Design

DESCRIPTION OF SITE

The site relates to a kiln associated with the Grade II* listed flint mill range in Cheddleton. The complex is made up of mill buildings and cottages that come under the listing. It is located adjacent the Caldon Canal and Cheddleton Conservation Area.

The site consists of two water mills for grinding flint, a miller's cottage, furnaces and kilns. The southern mill (Grade II*) was originally a corn grinding mill, later converted for grinding of flint for the pottery industry in the late-18th century. The north mill (Grade II*) dates c.1756-65 is a purpose-built water mill for grinding flint. The flint furnaces date late-18th century, constructed in coursed squared stone with some brick dressings. The furnaces are set into the back with elliptical arched furnace openings.

The significance of the collection of buildings and structures derives from the retention of historic fabric, integrity of the layout and collection of buildings, rural industrial character and association with the growth of pottery industry in the local area.

The buildings on the site also make a positive contribution to the setting and significance of the Conservation Areas.

As part of the restorative works to the kiln, three buttress have been constructed to the wall which was approved under application SMD/2025/0452.

PROPOSAL

To construct a buttress to the northern elevation due to some further structural movement in the masonry. The additional buttress would be constructed in dressed stone with M4 mortar, the latter of which is a cementitious mix.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (adopted September 2020)

DC1 Design Considerations

DC2 The Historic Environment

National Planning Policy Framework

Section 16 – Conserving and enhancing the Historic Environment

Planning (Listed Buildings and Conservation Areas) Act 1990

SITE HISTORY

SMD/2025/0452	Listed Building Consent for proposed building of three stone buttresses to stabilise and strengthen east side wall which is now bulging and in danger of collapse	Approved
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Publicity

Site Notice expiry date: 27/05/26

Neighbour consultation period ends: 13/05/26

Press Advert: 8/04/26

Public Comments

None

CONSULTATIONS

Cheddleton Parish Council No objection

Canal and River Trust

No objection subject to informative recommending the Applicant liaises with the Trust's Infrastructure Services Team and considers signing up to the Trust's Code of Practice for Works Affecting the Canal & River Trust as the most appropriate means of managing the works and ensuring that any potential risks to the stability of the embankment structure can be minimised.

SMDC Conservation Officer

Assessment and Impact

The proposal follows a recent approval for buttresses to the southern elevation of the kiln (application ref: SMD/2025/0452). It is now proposed to construct an additional buttress to the northern elevation due to some further structural movement in the masonry.

The proposal sets out that the additional buttress would be constructed in dressed stone with M4 mortar, the latter of which is a cementitious mix. Normally cement

would be discouraged on a Listed Building but, in this instance, the mortar would only be applied to the modern buttress. There are no objections to the proposed palette of materials from a conservation perspective, and samples of the materials have been viewed on site which were considered acceptable.

The proposal may cause a minor degree of harm to the historic legibility and visual integrity of the kiln. However, there is a much greater public benefit arising from the proposal which would balance and outweigh this level of harm as the works would allow the structures to be retained on the site and maintain the appreciation of the industrial historic interest of the site for visitors. In addition, this is considered the least intrusive option as rebuilding would substantially alter and diminish the historic interest and authenticity of the structures.

Conclusions and Recommendations

In summary, the proposal would result in minor level of harm to the special interest of the listed kiln. This would fail to satisfy the provisions of s.16 of the Act. With reference to the planning policies, this would be 'less than substantial harm' to the designated heritage asset (par.215 of NPPF and policy DC2 of the local development framework). There is, however, clear and convincing justification for the works in terms of improving the structural integrity of the heritage asset (par.213 of NPPF) and there would be public benefits in terms of ensuring the structures were maintained for the long-term conservation of the industrial heritage site. There are no objections to the proposal from a conservation perspective.

For any consent granted, we would suggest the following conditions:

- The new stone used for the buttress hereby approved shall match the sample viewed on site (29th June 2026) and shall be dressed and finished to match the stonework of the existing buttresses on the southern elevation of the kiln.

Reason: To preserve the special architectural and historic interest of the Listed Building.

Historic England Do not wish to comment

SCC Flood Risk Management Do not wish to comment

SCC Highways No highway comments.
Site is remote from the highway, does not affect parking provision or requirement.
Access is unaffected.
Proposal is unlikely to have any effect on the highway.

OFFICER COMMENTS

The main issue in this application is the impact of the proposals on the historic integrity of the Listed Asset.

A listed building consent is required as the work involves an addition to a designated asset. The works would impact its historic or architectural significance and needs to be considered.

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.

As noted by the comments made by the Conservation officer, the proposal would result in minor level of harm to the special interest of the listed kiln. This would fail to satisfy the provisions of s.16 of the Act. With reference to the planning policies, this would be 'less than substantial harm' to the designated heritage asset (par.215 of NPPF and policy DC2 of the local development framework). There is, however, clear and convincing justification for the works in terms of improving the structural integrity of the heritage asset (par.213 of NPPF) and there would be public benefits in terms of ensuring the structures were maintained for the long-term conservation of the industrial heritage site.

The addition of an extra buttress is considered to cause a minor degree of harm to the historic legibility and visual integrity of the kiln however on balance, there is a much greater public benefit arising from the proposal which would outweigh this level of harm as the works would allow the structures to be retained on the site and maintain the appreciation of the industrial historic interest of the site for visitors. In addition, this is considered the least intrusive option as rebuilding would substantially alter and diminish the historic interest and authenticity of the structures.

Therefore, the proposal is in accordance with Policy DC1 and Section 16 of the NPPF.

Design

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.

The additional buttress would be constructed in dressed stone with M4 mortar, the latter of which is a cementitious mix.

The Conservation officer visited the site and noted that normally cement would be discouraged on a Listed Building but, in this instance, the mortar would only be applied to the modern buttress. There are no objections to the proposed palette of materials from a conservation perspective, and samples of the materials have been viewed on site which were considered acceptable. No objections were raised subject to the stone used for the buttress match the sample viewed on site, dressed and finished to match the stonework of the existing buttresses on the southern elevation of the kiln.

Other matters

A full planning permission would be required as the works constitute development affecting the building's character and does not fall under permitted development rights; This is separate planning process from a Listed Building Consent.

The applicant has been informed when they had applied for the three buttresses to the eastern elevation.

An informative will be added to any decision with remainder to submit a full application as failure to do so will result in enforcement action

CONCLUSION

The proposal would result in minor level of harm to the special interest of the listed kiln. This would fail to satisfy the provisions of s.16 of the Act. With reference to the planning policies, this would be 'less than substantial harm' to the designated heritage asset (par.215 of NPPF and policy DC2 of the local development framework). There is, however, clear and convincing justification for the works in terms of improving the structural integrity of the heritage asset (par.213 of NPPF) and there would be public benefits in terms of ensuring the structures were maintained for the long-term conservation of the industrial heritage site.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa O'Brien

Recommendation Date: 30/06/26

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council