

[REDACTED]

From: planningcomments@staffs Moorlands.gov.uk
Sent: 03 July 2026 10:33
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

[REDACTED]

Application Reference No. : SMD/2026/0294 Site Address: 4 Tape Street Cheadle Staffordshire ST10 1BD Stoke On Trent
Comments by: Ross Anthony Historic Buildings and Places (AMS)

From:
Historic Buildings and Places (AMS)
The Courtyard, 37 Spital Square
The Courtyard, 37 Spital Square
London

E1 6DY

Phone: [REDACTED]

Email: [REDACTED]

Submission: Neither

Comments: Address: 4, Tape Street, Cheadle, Staffordshire, ST10 1BD

Application Ref: SMD/2026/0294

Proposal: Convert existing building into 2 no. 2 bed dwellings & 1 no. studio apartment.

Statutory Remit: Historic Buildings & Places (formerly the AMS) is a consultee for Listed Building Consent applications, as per the Arrangements for handling heritage applications & notification to Historic England and National Amenity Societies and the Secretary of State (England) Direction 2021. We are concerned with historic assets of all types and all ages, including conservation areas and undesignated heritage.

Comments: Thank you for notifying HB&P of the above application for listed building consent.

While not opposed to the principle of a change of use, the application and justification must be informed by a thorough understanding of the existing structure and its fabric. The heritage statement/ impact assessment is very brief and there is no photo evidence of the claims about the removal of all internal features, non-original stairs, the large curved area on the first floor marked on the plans as part solid wall, etc. Your Authority will need to be satisfied that the alterations will result in minimal loss of any remaining historic building fabric.

We also note the proposed reopening of the blank window to the main elevation. Georgian buildings often included blank windows as a design feature, so it would be worth investigating if there is evidence internally of the original window or if this is part of the original design intent.

HB&P defer to the advice of your conservation team on all other matters.

Policy: Chapter 16 of the NPPF (2024), particularly paragraph 212, states: ‘When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance’.

Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that, in considering whether to grant listed building consent for any works the local planning authority 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.

Ross Anthony

HB&P Casework

Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.staffsmoorlands.gov.uk/YourData>
