

Conservation Team Advice

Date: 3rd July 2026
Application Ref: SMD/2026/0188
Site Address: Land at Augustus Way, Cheadle
Proposal: Full planning application for residential development including public open space, landscaping and associated infrastructure works

Heritage assets affected:		
Designated Heritage Asset(s):	☒	Mill House – Grade II* (listing ref: 1037949)
Non-Designated Heritage Asset(s):	☐	

Conservation Advice

Summary of Significance

The proposal is situated in the wider setting of Mill House, which is a Grade II* Listed Building. The building is an early-17th century farmhouse, dated 1635, with 19th century alterations. The building is constructed in dressed Hollington red stone with tiled roof and copings. The building has a symmetrical façade with mullioned and transomed windows. The building is a well intact example of 17th century farmhouse with internal décor retained. The historic rural setting of the farmhouse has been significantly diminished with modern 20th century housing surrounding the site.

Assessment and Impact

The proposed housing development would be situated to the northeast of the listed building.

Whilst it would further reduce the open agricultural fields within the wider setting of the farmhouse, this agricultural setting has already been significantly diminished through modern housing developments surrounding the site. The proposed development would not result in an impact in closer proximity to the listed building and would not dominate or overbear its appearance, nor would it completely subsume it. The landscape plans indicate a verdant landscape buffer to the south of the site, which would help retain the rural character of the wider setting of the Listed Building.

Legislation and Policy

Planning (Listed Buildings and Conservation Areas) Act 1990

The local planning authority should have a desirability of preserving the setting of the Listed Building (s.66).

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

The proposal would not harm the setting of the Listed Building, which would satisfy the provisions of s.66 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.

Conservation Officer: Megan Atkinson