

## Conservation Team Advice

**Date:** 21<sup>st</sup> July 2026  
**Application Ref:** SMD/2026/0275 & SMD/2026/0294  
**Site Address:** 4 Tape Street, Cheadle  
**Proposal:**

- Convert existing building into 2 no. 2 bed dwellings & 1 no. studio apartment
- Listed building Consent - Convert existing building into 2 no. 2 bed dwellings & 1 no. studio apartment

| Heritage assets affected:                |                                     |                                                                                                                                                            |
|------------------------------------------|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Designated Heritage Asset(s):</b>     | <input checked="" type="checkbox"/> | <ul style="list-style-type: none"> <li>• Former Black Horse Public House – Grade II (listing ref: 1037952)</li> <li>• Cheadle Conservation Area</li> </ul> |
| <b>Non-Designated Heritage Asset(s):</b> | <input type="checkbox"/>            |                                                                                                                                                            |

## Conservation Advice

### Summary of Significance

The proposal would involve alterations to the Grade II Listed Building and is situated in Cheadle Conservation Area.

The Listed Building is a former inn, dating from the early-19th century. It is constructed in rendered brickwork, with a pitched tile roof. The significance of the building derives from its historic association as a public house, retention of historic fabric, illustrative vernacular design with some polite architectural influence and prominence on a corner plot in the town.

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. There is a high retention of 18th & 19th century buildings along the principal roads and 4 Tape Street makes a positive contribution to the character and appearance of the Conservation Area.



**Fig.1** c.1963 photo (Historic England)

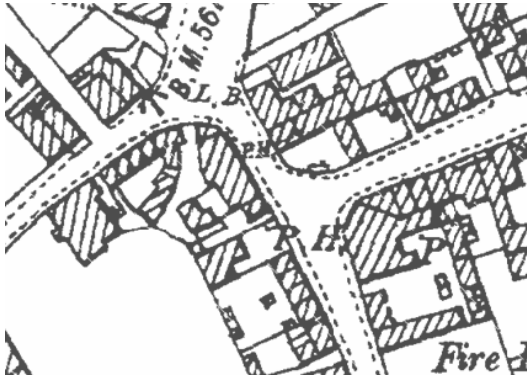


**Fig.2** c.1899-1901 OS map

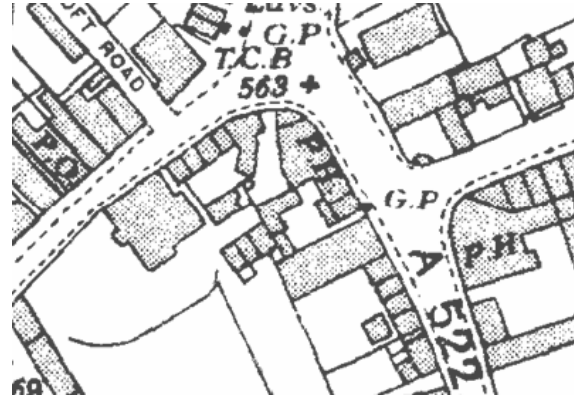


**Fig.3** c.1937-39 OS map

## Assessment and Impact

The proposal would involve the conversion of the building to three residential properties, including internal and external alterations to the Listed Building to facilitate the conversion. It would be recommended that the Listed Building Consent application description is updated to the following:

*Listed Building Consent for internal and external alterations to facilitate the change of use into 2 no. 2 bed dwellings & 1 no. studio apartment, including re-rendering, replacement external doors, blocking up a rear door, installation of new windows, subdivision internal layout and installation of infill to rear flat roof extension*

### External works

The external works would involve a small infill extension to the rear, removal of part of the wall to the southern gable, replacement windows and external doors, opening up of blocked-up window on the front elevation and re-rendering the exterior.

Replacement rendering is not mentioned in the supporting documents and not mentioned in the proposal description; it was only raised on site. The existing render is

a cementitious render, which is not breathable and inappropriate to the historic construction of the building. We are supportive of the principle of its removal, however, would still recommend that a proposed schedule of works is provided which outlines the method of removal for the existing render and details the proposed specification of the replacement material and its application to the building. A small sample of the replacement render was provided on site (14/07/26), which was a Natural Hydraulic Lime mortar. This would be more appropriate to the traditional construction of the building. It is, however, noted that replacement render has already been approved in previous application (ref: SMD/2024/0564) – is the intention to implement the 2024 permission or seek permission for re-rendering as part of this proposed development?

The existing footprint would largely remain the same, with a small infill to the rear extension. To the rear there is a modern flat roof addition and the small infill of this would have a negligible impact on the architectural and historic interest of the building as it would not result in the loss of any historic fabric nor intersect any features of interest.

There is a 1-storey side extension which faces onto Tape Street. It is proposed to remove a slight projection from the gable end (highlighted in yellow below), although it is not overly clear why this is proposed and the application doesn't specify what works would be required to facilitate this. For example, would this require demolition and rebuilding of the gable end?



When compared to Fig.1 above, it appears that this aspect of the Listed Building has been altered in the late-20<sup>th</sup> century but we would still require some clarification on the extent of works and justification. The proposal shows a new window to this side extension, which would be timber. This would unlikely harm the special interest of the Listed Building nor harm the character and appearance of the Conservation Area.

A window is proposed to be unblocked at the first-floor level on the principal elevation of the Listed Building. It is likely that this may have been a tax window, blocked up as a result of glass taxation in the 19<sup>th</sup> century. This forms an interesting part of the historic development of the building, and we would discourage the opening-up of this feature. It

would be recommended that the elevations are amended as a result and the recessed feature is retained with any re-rendering.

As noted on the proposed elevations and in the application form, it is proposed to replace windows to the rear with upvc alternatives. Upvc is not a sympathetic material; its bulky design, shiny appearance and construction cannot replicate the finesse and detailing of traditional craftsmanship seen in historic timber windows. Even though this elevation is less prominent from public vantage points, the significance of the designated heritage assets is not confined to views and appreciation from public areas. Therefore, we would not support the installation of upvc windows to the rear elevation, and this should be altered to timber to reflect the traditional construction of the building.

#### Internal works

The proposed internal works would involve removal of modern partitions, wall finishes and ceilings, demolition of two staircases, installation of new partitions and installation of new staircases.

The interior of the building has been altered in the 20<sup>th</sup> century, much of the interior is modern plasterboard and suspended ceilings of no heritage significance. The proposed removal of this would not impact the significance of the building.

The principle of the proposed further subdivision will unlikely harm the significance of the Listed Building. However, limited information has been provided on proposed wall and ceiling linings. For example, would there be any thermal or acoustic upgrades or fire attenuation with the proposed conversion?

The existing staircases are modern and of no heritage significance, the proposed staircases would likely cause minor degree of harm as it would involve opening of floorboards to first floor level. It would, however, be useful for the submission to include an existing proposed sectional drawing to illustrate staircase details and any upgrades/alterations to ceilings.

It is noted that the proposed ground floor plan shows a kitchen unit intersecting the ground floor window. We would require technical details of this and how this may impact views from the exterior.

#### Other matters

It is also noted that unauthorised cladding to the rear is shown on existing plans, and the proposed elevations needs to be updated to remove reference to this feature.

It was discussed on site about tanking of the basement/cellar. However, details of this have not been included in the application.

## Legislation and Policy

### Planning (Listed Buildings and Conservation Areas) Act 1990

The local planning authority should have a desirability of preserving the setting and special interest of the Listed Building (s.16 and 66) and preserving or enhancing the character and appearance of the Conservation Area (s.72).

### 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).

Any harm to the significance of a designated heritage asset (from its alteration or destruction, or from development within the setting), should require clear and convincing justification (par.213).

Where a proposed development would lead to less than substantial harm to the significance of a designated heritage asset, this should be weighed against the public benefits of the proposal, including securing its optimum viable use (par.215).

### 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

## Conclusions and Recommendations

In summary, the proposal would result in a moderate degree of harm to the special interest of the Listed Building and minor harm to the character and appearance of the Conservation Area. This would fail to satisfy the provisions of s.16, 66 and 72 of the Act. With reference to planning policies, this would be ‘less than substantial harm’ to the designated heritage assets (par.215 of the NPPF and policy DC2 of the local development framework). There does not appear to be clear and convincing justification for the level of harm (par.213 of NPPF) as it is considered that the proposed change of use could be achieved with a more sympathetic design and palette of materials, that would either remove or reduce the level of heritage harm.

We are supportive in principle of the continued reuse of the building from a conservation perspective, but recommend some further details, clarification on the extent of the works and amendments as set out below:

- Update to the description of the listed building consent to reflect the internal and external works
- Clarification on proposed re-rendering (including a proposed schedule of works) – clarification on whether trying to discharge 2024 approval (SMD/2024/0564) or seek permission for re-rendering under this permission?
- Clarification and further justification on the demolition/alteration to the gable end (south elevation)
- Clarification on any proposed works or upgrades to cellar as part of the proposed conversion
- Removal of unauthorised cladding to west elevation on the existing and proposed elevations (and removal of the unauthorised timber cladding)
- Removal of the unblocked window on the principal elevation – this should remain as a blocked-up tax window
- Sectional drawing of the proposed internal alterations – showing staircase detailing and underdrawings/upgrades to ceilings, also a technical detail of the kitchen unit intersecting ground floor window

**Conservation Officer:** Megan Atkinson