

**STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL
PLANNING APPLICATIONS COMMITTEE**

20th April 2023

Application No:	SMD/2022/0460 LBC application	
Location	Woodhead Hall, Cheadle	
Proposal	Proposed conversion of two windows to two external doorways (Listed Building Consent - alteration)	
Applicant	Woodhead Hall Estates	
Agent	Mode Architects	
Parish/ward	Cheadle/Cheadle North East	Date registered 20 th September 2022
If you have a question about this report please contact: Pet Twigg tel: 07525705997 or e-mail p.twigg@planningangel.co.uk		

REFERRAL

The application is SMD/2022/0460 for Listed Building consent. The item is referred to Committee by elected member of the Council, Cllr Stephen Ellis.

1. SUMMARY OF RECOMMENDATION

Approve Listed Building Consent – subject to conditions
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2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 2.1 Woodhead Hall is built on the north-east quarter of an estate formerly known as Cheadle Grange. The original Hall was demolished in the 1870's with the replacement hall built to the southeast of the old hall.
- 2.2 The hall has previously been a school and used by the air ministry during the war. The hall is currently used as a residential dwelling.
- 2.3 Woodhead Hall is situated 2 miles from Cheadle Town Centre and can be accessed from Oakmoor Road. Access to the house is from Cherry Lane, where the long drive leads up to the hall.

3. DESCRIPTION OF THE PROPOSAL

- 3.1 Initially concern was raised by the original proposal to insert 4 doors in 4 opening on the side elevation. Following discussions on site it was resolved to utilise two existing openings on the rear elevation to create

doorways that would allow direct access from the house onto the patio area.

- 3.2 The application now proposes to alter two existing window openings to create two doors to allow access from the dining room onto the patio. Steps will descend from the house from the new doorways onto the existing patio and garden beyond. The material finish will be stone to match the existing.
- 3.3 The proposed patio doors replace two existing windows, with no alterations to the size and proportions of the existing openings. Following on site inspection with the Conservation Officer it became evident that historically the openings had previously been used as door openings and the proposal would require no alteration to the internal panelling or stonework surrounding the openings.
- 3.4 The fenestration style will result in maintaining the emphasis on symmetry. The addition of the steps from floor level down to the patio will draw on similar steps already located on the building, and use materials that will match the existing.



4. RELEVANT PLANNING HISTORY

03/01083/FUL (SMD/2003/0777) Conversion of block of redundant agricultural buildings to 5 holiday lets and conversion of redundant agricultural building to dwelling 8th June 2005 – Approved

SMD/2012/0902 Removal of condition 6 from 03/01083/FUL Refused 22/01/2013

SMD/2013/1068 Removal of condition 6 (holiday let restriction) of planning permission 03/01083/FUL – Conversion of block of redundant agricultural buildings to 5 holiday lets and conversion of redundant agricultural building to dwelling Refused 25/11/2013

SMD/2016/0297 Woodhead Hall Farm, Cherry Lane, Cheadle, Staffordshire, ST10 4QS Proposed construction of a 40x20m outdoor horse riding arena for private use, enclosed by post and rail fencing, surfaced with silica sand and fibre. Planning Permission – Approved 09/09/2016

SMD/2018/0728 Woodhead Hall Farm, Cherry Lane, Cheadle, Staffordshire, ST10 4QS Conversion of block of redundant agricultural buildings to 5 holiday lets and conversion of redundant agricultural building to dwelling – Removal of condition 6 relating to 03/01083/FUL(SMD/2003/0777) Planning Permission – Approved 12/04/2019

SMD/2022/0612 Woodhead Hall, Cherry Lane, Cheadle, Staffordshire, ST10 4QS Proposed 45 unit retirement village with associated communal facilities Pending

SMD/2022/0610 Woodhead Hall, Cherry Lane, Cheadle, Staffordshire, ST10 4QS15 Proposed holiday lodges. Pending

DET/2022/0034 Woodhead Hall, Cherry Lane, Cheadle, Staffordshire, ST10 4QS Conversion of offices into 3/4 bedroom house Prior Approval Refused 12/10/2022

5. PLANNING POLICIES RELEVANT TO THE DECISION

5.1 Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS10 Other Rural Areas Area Strategy
DC1 Design Considerations
DC2 The Historic Environment
DC3 Landscape and Settlement Setting

National Planning Policy Framework 2021

Including sections -

2: Achieving sustainable development
6: Building a strong, competitive economy
9: Promoting sustainable transport
12: Achieving well-designed places
16. Conserving and enhancing the historic environment

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

- Space About Dwellings SPG
- Design Principles SPG
- Design Guide SPD adopted 21st February 2018

6. CONSULTATIONS CARRIED OUT

Public

- 6.1 The last consultation expiry date was 28th October 2022 (Site Notice).
- 6.2 No public representations have been received under reference SMD/2022/0460

Cheadle Town Council

- 6.5 No objections to this development and support the Application in principle.

SMDC Conservation Officer

- 6.6 No comment on the amended plans submitted showing two doors in the rear elevation.

Historic England

- 6.9 No comment - suggest views taken from LPA specialist conservation and archaeological advisers.

7. POLICY AND MATERIAL CONSIDERATIONS / PLANNING BALANCE

Principle of Development and Main Issues

- 7.1 Main Issue - Impact on the character and appearance of the Grade II listed building
- 7.2 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in assessing planning applications the Local Planning Authority has a duty to have special regard to the desirability of preserving the building or its setting or any features of architectural or historic interest.
- 7.3 Principle of Development - The Local Planning Authority is required to determine planning applications in accordance with the development plan, unless there are material circumstances which indicate otherwise and in determining these applications, it shall have regard to the provisions of the Development Plan, in so far as material to the application and to any other material considerations.

- 7.4 Planning applications that accord with policies within the Local Plan will be approved without delay and where there are no relevant policies, or they are out of date, the Council will grant planning permission unless material considerations indicate otherwise.
- 7.5 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. When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF).
- 7.6 The principle of development can only be deemed acceptable if the existing character and appearance of the listed building will be preserved or enhanced.

Impact on the character and appearance of the Grade II listed buildings.

- 7.7 Policy DC2 states that the Council will safeguard and where possible, enhance the historic environment by resisting development which would harm or be detrimental to the special character and historic heritage of the District's towns and villages and those interests of acknowledged importance; promoting development which sustains, respects, or enhances buildings and features which contribute to the character or heritage of an area; and preventing the loss of buildings and features which make a positive contribution to the character or heritage of an area through appropriate reuse and sensitive development.
- 7.8 Policy DC1 seeks to ensure that all development is well designed and of a high quality, contributing to local distinctiveness and harmonising with sense of place. The Council's Design SPD outlines the Council's expectations in respect of design and states that alterations should harmonise with the parent building.
- 7.9 Paragraph 199 of the NPPF (2021) states that 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.
- 7.10 Paragraph 200 of the NPPF (2021) states any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.
- 7.11 The proposed development comprises the replacement of windows with doors on the rear elevation of the Grade II Listed Hall. Both windows currently serves the dining room at ground floor, overlooking the existing patio area and garden. The proposal includes steps down from the dining room connecting onto the patio to allow access into the garden.

- 7.12 The doors will utilise the original window openings and the size and proportionality of the existing openings will be unaltered. The stonework detail will remain in situ.
- 7.13 The new steps from the floor level of the house down to the existing patio area and garden will replicate the existing form and match the materials used on nearby existing external steps.
- 7.14 As per the submitted Heritage Statement, the proposed window alterations seek to respect and enhance the façade of the existing property whilst allowing connectivity between house and garden. This would be done by replacing the windows with doors constructed from handcrafted hardwood timber, replicating the period style and considered to be sympathetic to ensure that no historic fabric would be lost as a result of the works.
- 7.15 Following receipt of amended plans and having visited the site, the conservation officer considers the proposed alterations will safeguard and enhance the special character and historic heritage of the Listed Building, in accordance with Policy DC2.
- 7.16 The proposal, by virtue of its size, scale and siting maintains the character of the existing dwelling and area. The proposal would therefore accord with the provisions of local plan policies DC1 and DC2 and sections 12 and 16 of the NPPF in this regard.

8. CONCLUSION AND PLANNING BALANCE

- 8.1 For the reasons outlined above, the proposed development is considered to accord with the relevant policies contained in the Staffordshire Moorlands Local Plan (2020) and the NPPF (2021). As such the application is recommended for approval.

9. RECOMMENDATION

A. Approve subject to the following conditions:

- 1. The works hereby permitted shall be begun before the expiration of three years from the date of this consent.**

Reason:- To comply with Section 51 of the Town and Country Planning, Planning and Compulsory Purchase Act, 2004 and Section 18 of the Listed Buildings Act.

- 2. The development hereby permitted shall not be commenced until samples/details of types and colours of all facing materials have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.**

Reason:-

To maintain the character and integrity of the Listed Building.

Informative

- 1. This recommendation is made following careful consideration of all the issues raised through the application process and thorough discussion with the applicants. In accordance with Paragraph 38 of the NPPF the Case Officer has sought solutions where possible to secure a development that improves the economic, social and environmental conditions of the area.**

- 2. Subject to the conditions attached the proposed development is judged to be of suitable design and meets the tests of sustainability in planning. There are not judged to be any adverse implications for neighbours or wider public amenity and street scene or heritage with particular consideration being given to the Listed Building of the application.**

B In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Development Services has delegated authority to do so in consultation with the Chairman of the Planning Applications Committee, provided that the changes do not exceed the substantive nature of the Committee's decision

10. APPENDICES TO THE REPORT

10.1 The link below to the Council's website is where the detail of the Listed Building Consent application can be viewed.

<http://publicaccess.staffs Moorlands.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=163824>

10.2 – location plan

