

Minutes of the Meeting of the Conservation Areas Advisory Committee of Saddleworth Parish Council  
Held at the Civic Hall, Lee Street, Uppermill on **Monday 11<sup>th</sup> June 2007**

There were present Cllr. Mr. M. Buckley – Chairman  
Cllr. Mr. R. Birse – Vice Chairman  
Mr. J. Carr  
Mr. D. Chadderton  
Mr. R. Darlington  
Mr. J. Grayson  
Also present Cllr. R. Franklin Cllr. Hulme

Apologies Mr. D. Latimer,

| Ref:      | Applicant      | Location  |
|-----------|----------------|---|
| PA/052225 | L.M. Whitehead | 23 King Street, Delph<br>Change of use from estate agent to hair/beauty salon |

**Recommendation APPROVAL-**

|           |                                  |   |
|-----------|----------------------------------|---|
| LB/053277 | P. McDowall                      | Woods House, 3 Sugar Lane, Dobcross<br>Conversion of existing house to form two dwellings<br>Erection of two detached garages<br>Construction of new porch<br>Rebuilding of part of front elevation<br>Recover roof as existing<br>Replace new windows as necessary<br>Provision of rooflights  |
|           | <b>Recommendation APPROVAL -</b> | <b>Would have expected more detailed application for a building of this historical and architectural importance. Important features - fireplaces, period windows to rear of buildings, panelling round front windows, original architraves around doors and panelled doors, skirting boards should be retained. New studded walls should be removable without damage to original features. Original cupboards and fittings should be retained in the servants quarters. Garages need to be in reclaimed stone to match existing building. Porch is broadly acceptable in appearance but materials should match existing porch. Any re-building should be minimal, using existing materials and matching coursing, a lime mortar mix should be used and attention paid to thickness of original mortar beds. Stone should be laid watershot if appropriate. Existing materials should be re-used in re-roofing and supplemented by local reclaimed Window should only be replaced in wood and be sliding sash windows to match existing. Original windows to rear of building should be kept and protected by secondary double glazing. The original diamond leaded window in the Attic gable should be retained and carefully restored. The roof lights are acceptable as not visible from ground level. Garage doors should be in stained or painted hardwood in brown or green.</b> |

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|-----------|-----------------|--|
| PA/053261 | Mr. P. McDowell | Woods House, Sugar Lane, Dobcross<br>Conversion of existing house to form two dwellings<br>Erection of two detached garages<br>Construction of new porch |
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**Recommendation SEE ABOVE**

HH/053317 Mr. M. Cunnington The Ashes, Lark Hill Lane, Delph  
Erection of car port

**Recommendation APPROVAL**

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HH/053416 Mr.&Mrs. Park 1 Pickhill Lane, Uppermill  
First floor side extension forming bedroom. (re-submission of HH/053011)

**Recommendation APPROVAL**

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PA/053320 Jack & Jills Ltd 36 High Street, Uppermill  
Change of use from dwellinghouse to retail shop on ground floor with  
flat above  
Elevational alterations including removal of centre stone mullion to  
ground floor front (shop) window and insertion of window in gable  
elevation  
Formation of ramp to front entrance

**Recommendation APPROVAL**

**Change of use and insertion of window in gable elevation but this is subject to retaining unaltered the original Victorian window on the High St . elevation and the associated mullion (PPG 15 para. c43 – “mullions should not be cut out “) The new window frame on the gable should match the existing sash windows. Ramp should be in matching stone materials.**

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HH/053311 Mr. A. Simpson 2 Oldham Road, Uppermill  
Retrospective application for raised decking

**Recommendation APPROVAL**

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PA/053292 Mrs. K. Adamiec 86A High Street, Uppermill  
Proposed external staircase

**Recommendation APPROVAL**

**Subject to construction in stone as in adjacent building, the precedent for this is another house 2 – 3 doors up Church Road, also recent precedent in Dobcross. This site is very visible from The Square and needs to be treated with sympathy and sensitivity.**

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#### **Other applications considered by this committee**

PA/053047 Mr. J. Tipler Clough Bottom House, High Stile Lane, Uppermill  
Erection of new stable block

**This application should be considered together with Listed Building consent, the stable block is sufficient distance away from the building not to impact negatively on the setting.**

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