

Minutes of the Meeting of the Conservation Area Advisory Committee of Saddleworth Parish Council
Held at the Civic Hall, Lee Street, Uppermill on **Monday 3rd November 2008**

There were present: Councillor Mr. M. Buckley – Chairman
Councillor Mr. R. Birse – Vice Chairman
Mr. D. Chadderton
Mr. R. Darlington
Mr. J. Grayson
Mr. D. Sanders

Apologises Mr. J. Carr, Mr. V. Khadem & Mr. D. Latimer

Resignation – The Chairman has received a letter from Mr Latimer tending his resignation due to Health problems. The Committee accepted the resignation and agreed that a letter should be sent thanking Mr Latimer for his commitment to the Committee over many years.

Ref:	Applicant	Location
LB/055736	Mr. James Cotterill	8 King Street, Delph (i) Provision of lateral restraint to front wall (ii) Strengthen second floor construction (iii) Lift and re-lay lower ground floor flag stones, install damp proofing and tanking (iv) Repair and re-point front elevation

Recommendation: APPROVAL

We support the attempts to use as much of the original materials as possible and to leave as much of the original fabric undisturbed. We would strongly recommend against the treatment of the eroded stonework using “Lithomex”. New stonework and matching Mullions in a suitable local sandstone is the recommended approach on this listed building. Extreme care should be taken in the removal of the hard strap pointing as this will damage the stonework. The use of water repellent sealant is not recommended on a listed building.

PA/055686	Mr. N. Childs	Doyen House, 8 Buckley Drive, Denshaw Conversion of and extension to existing garage to form detached dwellinghouse
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Recommendation: REFUSAL

This development does not fit into the current environment in terms of scale, mass and character. Combinations of rows of Mullions and French windows are not appropriate. High standards of design should be maintained in this otherwise commendable development.

AG/055603 Mr. John Collins

Doctor House Farm, Doctor Lane, Scouthead
Erection of agricultural livestock/general storage building to
replace existing agricultural building
Extension to existing workshop involving an increase in the height
of the roof

Recommendation: APPROVAL

Approval of the proposed design is recommended on condition that there will be no demolish of any historic farm buildings associated with what we assume is a listed Farm building. The finish to this building should be a suitable colour to blend in with the existing environment.

LB/055687 Mr. Ian Brierley

Netherfield, 40 Woods Lane, Dobcross
Repainting of all external windows, doors, stone mullions,
transoms, doorjambs and surrounds

Recommendation: APPROVAL

LB/055695 Dr. Nick Broughton

52 Clough Lane, Grasscroft
Replacement of Upvc with hardwood windows

Recommendation: REFUSAL

The replacement of Upvc with hardwood windows is commended however more care needs to be taken that the proposed replacement frames are more in keeping in what the original style of windows for this type of property. The cross-section of the frames is far too heavy and massive, a more light and elegant style is required. The proposed strap cement pointing to both internal and external elevations will result in damage to the stonework and should in any case be in lime mortar.

LB/055712 Mr. Darren Royle

Knarr Clough Cottage, Thurston Clough Road, Delph
Demolition of existing rear extension and conservatory and
construction of new rear kitchen extension and conservatory

Recommendation: APPROVAL

There was considerable concern expressed at the loss of what is assumed to be original fabric at ground floor level for the kitchen extension.

HH/055760 Mr. D. Royle

Knarr Clough Cottage, Thurston Clough Road Delph
(i) Demolition of existing rear extension and conservatory and
construction of new rear kitchen extension and conservatory
(ii) Removal of existing oil storage tank and new underground LPG
tank

Recommendation: See above

PA/055441 Mr. & Mrs. Stavrinou

Clough Bottom Cottage, Clough Bottom Uppermill
Change of use of and extensions to existing coach house to create
one dwellinghouse

Recommendation: REFUSAL

This building in the Saddleworth Church Conservation area is of great historic interest it appears to have originally been a seventeenth century cottage which was later used for agricultural purposes and latterly as a garage. The essential character of this building and ALL original features should be retained unchanged in any alterations. The proposal to insert a new row of mullion

windows in place of the garage door are unlikely to be indicative of what was there before and therefore should be resisted. A plain piece of plate glass would be preferred. The insertion of small aluminium framed windows at the eaves would be completely out of character and would detract from the simplicity of the building, render on any elevation would not be a suitable material in any circumstance. The apparent existence of an earlier roof light could be a very important feature and great caution should be exercised in deciding to obliterate it. We see no problem with the creation of bedrooms built into the ground at the rear of the building and the use of a grass roof. This is a creative and novel idea.

HH/055794 Mr. J. Thomas

1 Dumfries Drive, Denshaw

- (i) Two storey side extension to form garage, WC and bedroom
- (ii) Creation of new vehicular access

Recommendation: REFUSAL

This is unsuitable in terms of scale and mass for this attractive part of the Conservation Area.

OTHER APPLICATIONS

HH/055655 Mrs. C. Fisher

Dingle View, Hollins Road, Waterhead

- (i) Part demolition of existing house
- (ii) Part single storey/part two storey rear extension to link retained element of the dwellinghouse with the existing garage
- (iii) Outdoor swimming pool

Recommendation:

We have been unable to identify the location of this property as there is no ground plan available and the name of the property is not recognised. We are concerned at the proposals to demolish what we assume in a historic stone building and the impact of the modern extensions on the local environment. We would like clarification of the exactly which property this is before making comment.