

Minutes of the Meeting of the Conservation Areas Advisory Committee of Saddleworth Parish Council
Held at the Civic Hall, Lee Street, Uppermill on **Monday 5th October 2009**

There were present: Cllr. Mr. M. Buckley - Chairman
 Cllr. Mr. B. Cullen – Vice Chairman
 Mr. J. Carr
 Mr. D. Chadderton
 Mr. R. Darlington
 Mr. J. Grayson

Apologies: Mr. V. Khadem & Mr. D. Sanders

Ref:	Applicant	Location
PA/056702	Environmental Evaluation Ltd	6 Lawton Square, Delph Change of use from residential to temporary office accommodation
Recommendation: APPROVAL		No Conservation implications
HH/057067	Mr. Gordon Frodsham	9 and 11 High Street, Delph Erection of steel balcony to rear elevation
Recommendation: REFUSAL		The metal balcony is totally out of keeping with the Conservation Area and the Listed status of this building. The building is one of the most interesting and attractive buildings in the Conservation Area and is in a very prominent position at the entrance to the village. Great care should be taken in the design of any replacement windows. The design, dimensions and materials of frames and glazing bars should be in sympathy with the date and character of the original building.
HH/057049	Mr. Ian Lees	1 South View, Range Lane, Denshaw Conservatory to southern elevation
Recommendation: APPROVAL		The Committee were divided on this application. Some felt that this large addition on the front on this early Victorian building detracted from its character. Approval is subject to the Conservatory being in a nineteenth century design of timber construction.-
LB/056710	Mr. & Mrs. Metcalfe	Back O'th Lee Farm, Lee Side, Diggle Single storey rear extension forming dining room
Recommendation: REFUSAL		The extension completely changes the external shape of this listed building. The essential character of a traditional Saddleworth farmhouse is prejudiced by the proposed extension. The design is out of character with the simple domestic nature of the building.

LB/056994 Mr. Roy Whitaker

Millcroft Farm, Millcroft Lane, Delph
Rebuilding of part of bulged gable wall

Recommendation: REFUSAL

Rebuilding part of a listed building, rather than repair, destroys the historic fabric and should be avoided wherever possible, see PPG 15. Visual inspection of the building has not convinced the Committee that this rebuild is necessary.

LB/057080 Mr. William Lawson

Kirklea, Gellfield Lane, Uppermill
Partial removal of internal load bearing wall and insertion of steel joist to form hallway

Recommendation: REFUSAL

The proposed alterations remove an original external wall, doorway and chimney breast of this circa 1840 Listed building. The existing room is part of the Special Interest of this Victorian Vicarage. The removal of the chimney breast at ground floor level, for structural reasons, could lead to the removal of the remainder of the chimney and chimney breast.

LB/057116 Mr. & Mrs. Barnes

Ballgrove Cottage, Grove Road, Uppermill
1) Alterations to existing glazed conservatory
2) Internal alterations to existing layout including conversion of garage to playroom
3) Elevational alterations including removal of porches (re-submission of LB/056180/09)

Recommendation: APPROVAL

There is some concern about the amount of glass being introduced, particularly at the roof height. The removal of the porch and the existing glazing bars, however, is a vast improvement.

HH/057115 Mr. & Mrs. Barnes

Ballgrove Cottage, Grove Road, Uppermill
1) Alterations to existing glazed conservatory
2) Internal alterations to existing layout including conversion of garage to playroom
3) Elevational alterations including removal of porches (re-submission of HH/056179/09)

Recommendation: AS ABOVE

COMMENTS ON OTHER APPLICATIONS

PA/056803 Mr. B. Taylor

Shiloh Farm Barn, Shiloh Lane, Strinesdale
Change of use from barn to dwelling house and installation of septic tank

Recommendation: APPROVAL