

Minutes of the Meeting of the Conservation Areas Advisory Committee of Saddleworth Parish Council
Held at the Civic Hall, Lee Street, Uppermill on **Monday 2nd August 2010**

There were present: Cllr. Mr. B. Cullen – Chairman
Mr. J. Carr
Mr. D. Chadderton
Mr. J. Grayson
Mr. V. Khadem
Mr. D. Sanders

Apologies: Cllr. Mr. M. Buckley

Ref:	Applicant	Location
HH/058237/10	Saddleworth Properties	3 Brookside Terrace, Delph Single storey rear kitchen extension

Recommendation: APPROVAL

HH/058366/10	Mr. Gartside	23 Berry Street, Greenfield Rear Conservatory. (Re-submission of HH057957/10)
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Recommendation: APPROVAL

HH/058430/10	Mr. Hindley	Amberwood, Lark Hill Lane, Delph Detached double garage
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Recommendation: APPROVAL

Subject to use of reclaimed stone and deletion from the plan of the oculus windows which are out of place in a small early nineteenth century hamlet like new Delph

PA/058275/10	Mr. Bardsley	Tame Street, Uppermill Residential development comprising 3 no. apartments (Re-submission of PA/056915/09)
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Recommendation: APPROVAL

Subject to use of reclaimed stone.

MMA/058443/10	John Barnes (Architect)	Saddleworth Parish Civic Hall, Lee Street, Upp Uppermill Minor material amendment to previously approved application PA/056068/09 involving a reduction in the size and scale of the proposed extension.
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Recommendation: Overall the Committee commended the proposals and made the following points:

1. The proposed reclaimed stone will blend in well with existing building
2. It is noted that the existing plinth will disappear, this is considered acceptable.

3. The quoin stones on the corners of the buildings and around the window is welcomed and will make a positive contribution to character of the extension. It is important that these match those on the existing building in material and in proportions. It is noted that these will be new stone sandblasted to blend in with the reclaimed materials. Care should be taken to select a coarse grain grit stone to match the existing. A four inch quoin stone on the corners on the building will not be acceptable and will give a very weak architectural appearance.
4. The change to a hip roof from the original proposal is regrettably noted a plain gable would have been more in keeping with the building as the Committee has recommended on similar situations in the past. Matching coping stones would have been appropriate in this situation.
5. Although strap pointing is evident on the main building this is generally not recommended, recess pointing would be appropriate for the extension with a soft lime mortar mix using a mix of building and sharp sand. – Reference Pointing stone buildings – Oldham Council – July 1996.
6. The use of uPVC windows is noted and regretted, uPVC windows should not be used on any buildings in the Conservation Area especially those which have Civic importance and one which the people in Saddleworth should have pride in.

LB/058416/10

Mrs. Billing

Top O'th'Fold, Oldham Road, Denshaw
Single storey side extension.

Recommendation: REFUSAL

Inappropriate extension to a fine example of a row of eighteenth century cottages built in the Saddleworth vernacular, there is no precedent for a first floor only extension. The design of the extension is out of character in both concept and detail contrary to section 180 & 186 of the Addition and alteration of PPS5 – Planning for the Historic Environment.

COMMENTS ON OTHER APPLICATIONS

PA/058359/10

Ms. Heywood

The Barn, 2a Mill Street, Uppermill
Change of use from studio/offices to shop

Recommendation: APPROVAL

Subject to no alterations to the external appearance.

PA/058363/10

Mr. Taylor

Shiloh Farm, Shiloh Lane, Strinesdale
1) Restoration of existing cottage including single storey side extension and single storey front extension
2) Rebuilding and conversion of former barn into dwelling.

Recommendation: APPROVAL

Subject to the use reclaimed materials to match the original and existing structure. Velux windows are unacceptable on buildings of historic interest, such as Shiloh Farm, and in this instance should be omitted where they are visible from surrounding public footpaths and highways. PPG15 C35