

## HIGHER HOUSE COTTAGE

### Confirmation of valid planning permission from Oldham MBC

Carol,

I refer to your email dated 5 April 2007 regarding the above matter.

I can confirm that Higher House Cottage received a grant of planning permission for a porch and additional storey on 12 May 1986. This permission imposed a Condition for the development to be carried out in accordance with the submitted drawings and specifications contained in the applicant's letters of 11th and 25th April 1986.

This consent will still stand providing that development commenced in 1986 as stated in your correspondence.

I trust this is of assistance.

Regards,

David Moreno Masey  
Planning Officer

----- Original Message -----

Subject: planning enquiry - permission number: G/19550/86/S  
Date: Thu, 05 Apr 2007 08:52:17 +0100  
From: Carol Davenport <carol@davenport.plus.com>  
To: [adele.hayes@oldham.gov.uk](mailto:adele.hayes@oldham.gov.uk)

Dear Ms Hayes

Could you please help me with the following enquiry:

Permission for a porch and additional storey at Higher House  
Cottage  
was granted on 12 May 1986

This was a full permission with the condition that the development  
be begun within 5 years

The porch was begun and completed 1986

It is my understanding that this permission is still valid as part  
of the development was commenced within the period.

I would be grateful if you would confirm that this understanding is  
indeed correct.

Many thanks  
Carol Davenport

As a public body, the Council may be required to disclose this email  
[or any response to it] under the Freedom of Information Act  
2000, unless the information in it is covered by one of the exemptions  
in the Act.

# Planning permission

Name and address of agent (if any)

Name and address of applicant

R. & C. Davenport,  
Higher House Cottage,  
Thurston Clough,  
Delph,  
Oldham.

## Part I - Particulars of application

Date of application:  
27. 3. 86

Application no.  
G/19550/86/S

Particulars and location of development:

Porch and additional storey - Higher House Cottage,  
Thurston Clough, Delph, Oldham

## Part II - Particulars of decision

The Oldham Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1971 that permission has been granted for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:

1. The development must be begun not later than the expiration of 5 five years beginning with the date of this permission.
2. The development shall be carried out in accordance with the submitted drawings and the specifications contained in the applicants' letters of 8th and 25th April, 1986.

The reasons for the conditions are:

1. Required to be imposed pursuant to section 41 of the Town and Country Planning Act 1971.
2. To ensure a satisfactory standard of visual appearance of the proposed development.

Date of decision 12th May, 1986

Signed Leslie G. Coop.  
on behalf of the Council

Council Offices

Appeal correspondence to be addressed to Dept. of Legal Services, P.O. Box 33,  
Civic Centre, West Street, Oldham OLI 1UL F.A.O. Miss D. Mellor

Note: This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation.

Thurston Clough  
Delph, Oldham. OL3 5RE

25<sup>th</sup> April 1981

Dear Mr Fletcher

Application No. G/19550/86/3

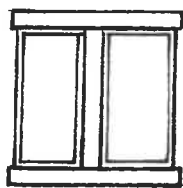
Further to my application of 27 March and additional details of 11 April, I now reply to your request for submission of window details to copy the existing front main bay windows.

The use of this particular detail would be inappropriate in the new extension as

1. The main bay is of above average floor-ceiling height (over 6m) and the windows are tall (1.5m overall)
2. The porch and extended garage will be much shorter (2 and 4.5m) and hence tall windows will be out of proportion.

In order to overcome this difference yet maintain style, I propose

1. new windows will be 1m high and have mullions, head and sill stones.
2. Stone jambs and recessed headstone will be omitted to avoid a heavy appearance.



Typical detail 1.50



deeply recessed window frame

mullion flush with wall or recessed to window frame - as preferred.

head and sill stones flush with wall.

The proposed detail will almost exactly copy the proportions and construction of the kitchen and workshop windows - also on the front elevation and which will eventually be

even mullions as window frames need replacing (as already carried out at all rear windows).

It is therefore my belief that this type of window detail is entirely in character with the existing building style and indeed improves upon its present ad hoc arrangement.

Having attended the last meeting of the Saddleworth Parish Committee, I note that my application was received favourably and I now trust that your department is also satisfied with the proposal.

Yours sincerely

Carol Danepont

Borough Planning Dept.

P.O. Box 55

Civic Centre

Oldham

High Planning Dept.  
Box 55  
Public Centre  
Oldham

HIGHER HOUSE COTTAGE  
THURSTON CLOUGH  
DELPH, OLDHAM  
11<sup>th</sup> APRIL 1986

Dear Mr Fletcher

Application No G/19550/86/S

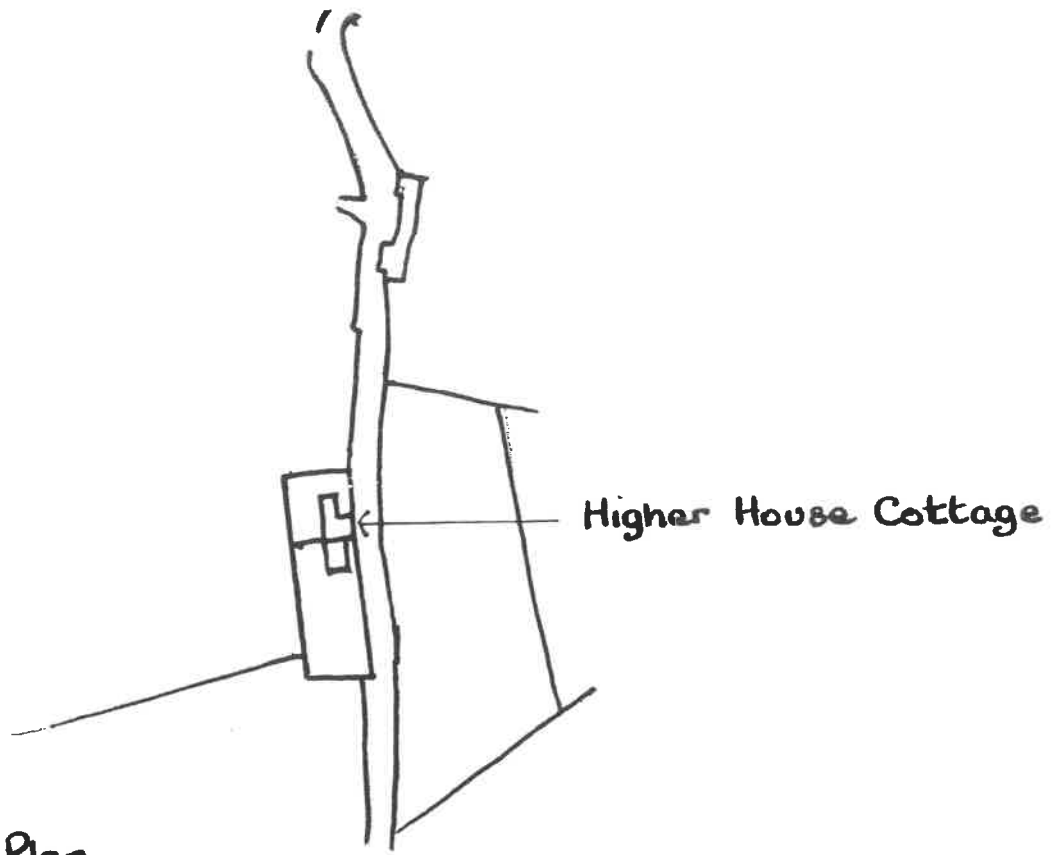
Re your letter of 7<sup>th</sup> April, I confirm the following additional information is proposed in my application -

1. Local natural stone will be used, laid in regular courses. See stock opposite house. This matches the existing building.
2. New roofs will be blue slate to match existing roofs.
3. The existing building has barge boards to gables, new gables will be finished with a cement fillet.
4. The existing building has deep fascia boards carrying round plastic gutters; new eaves will have square plastic or timber gutters on cast iron brackets or stone corbels.
5. Windows will be timber or dark brown plastic framed, to a minimum 3" recess and have stone centre mullion, head and sill. The lights will be approx 1m high x 1/2 m wide to suite particular location.
6. Porch door (no changes elsewhere) will be similarly recessed, vertical close-boarded dark stained timber with stone head and (optional) jambs.
7. There are no new stacks or services.

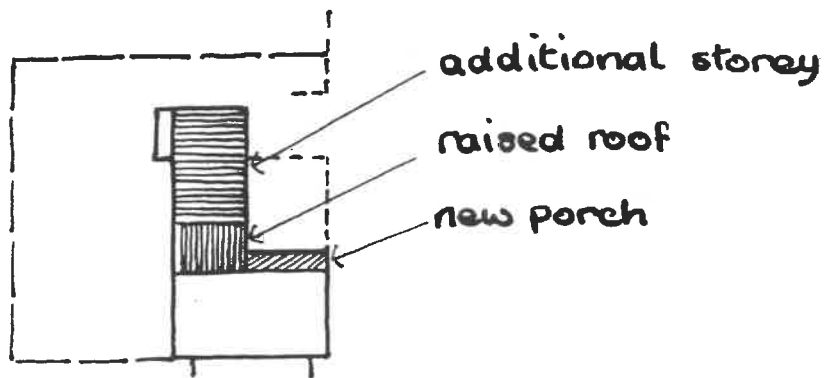
Please note from your inspection that the existing dwelling is of 3 or 4 building periods and our intention during alterations and extensions is to bring about greater conformity.

Yours sincerely

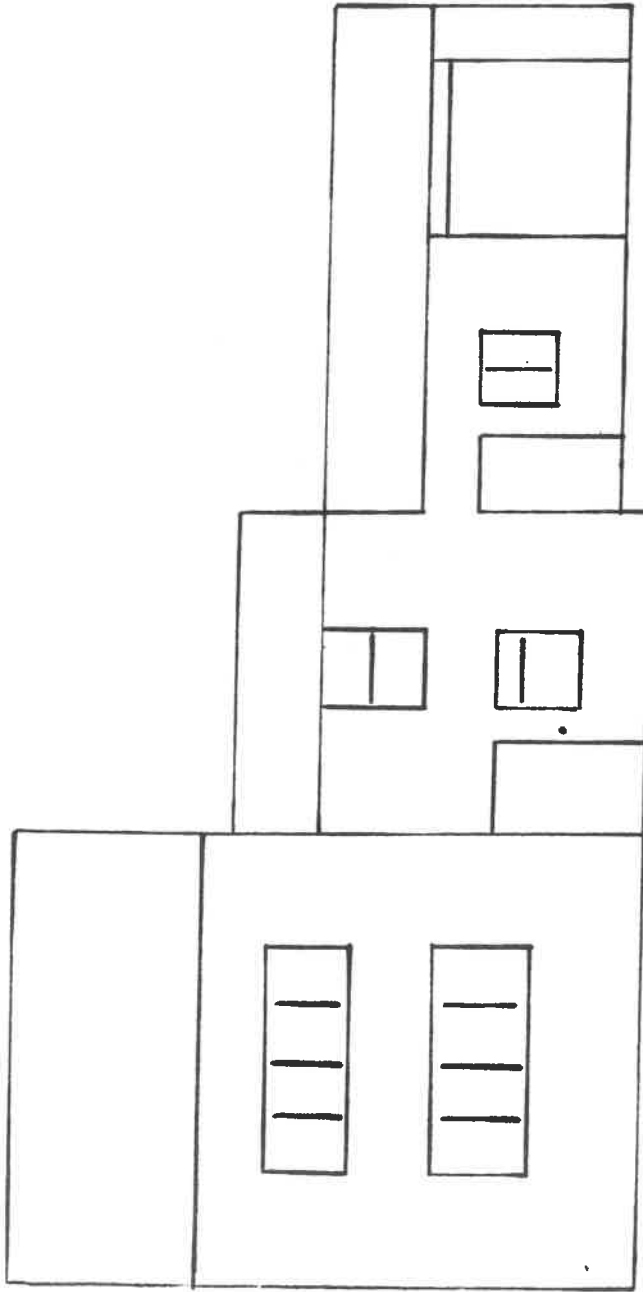
Carol Davenport



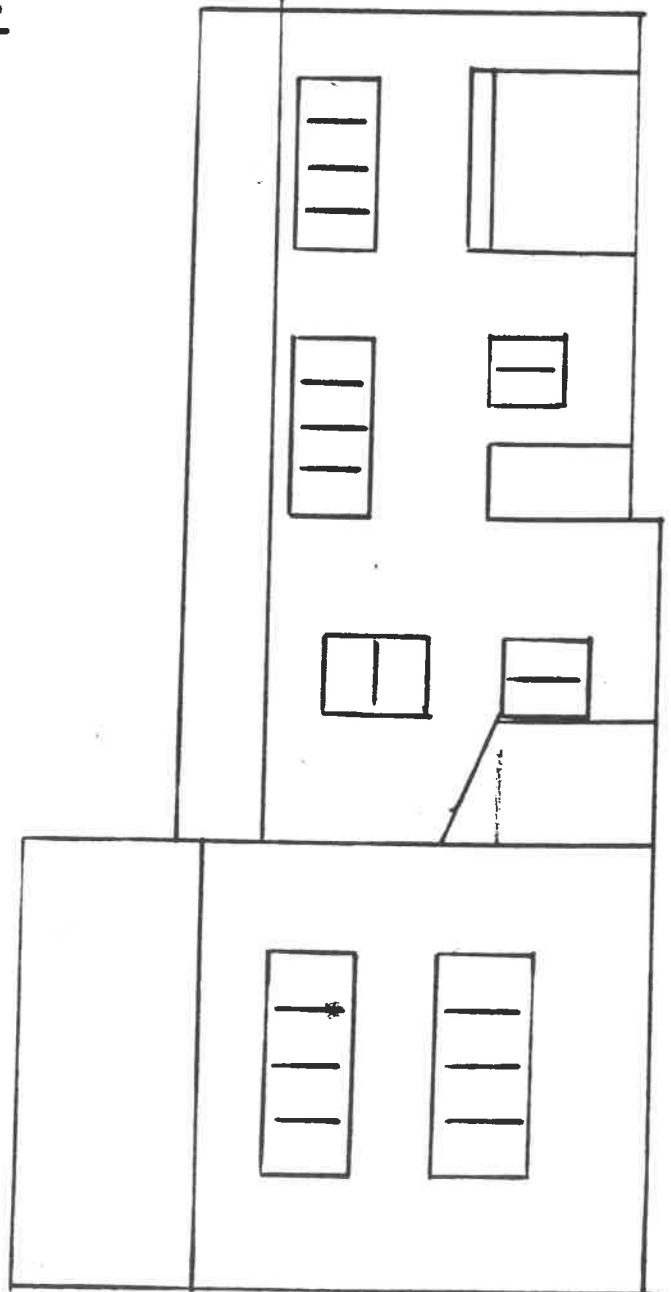
Location Plan



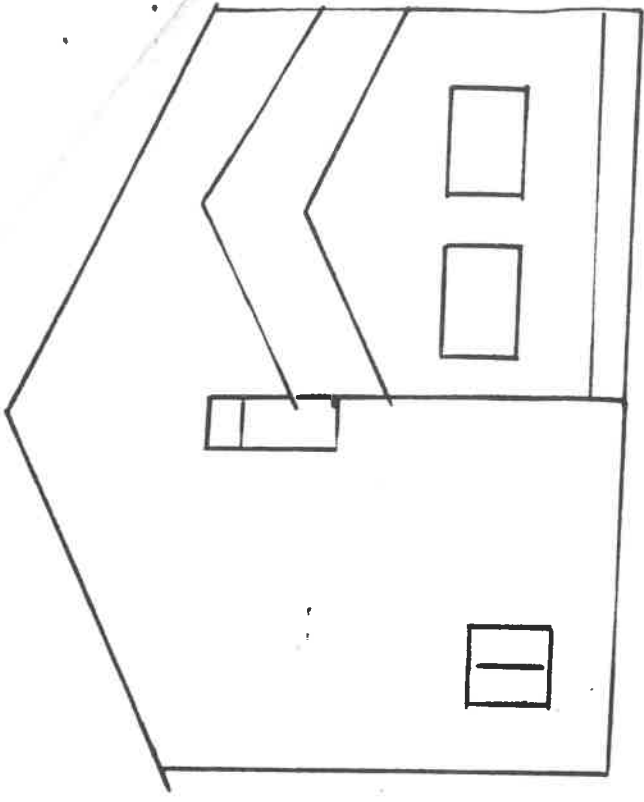
Block Plan 1:500



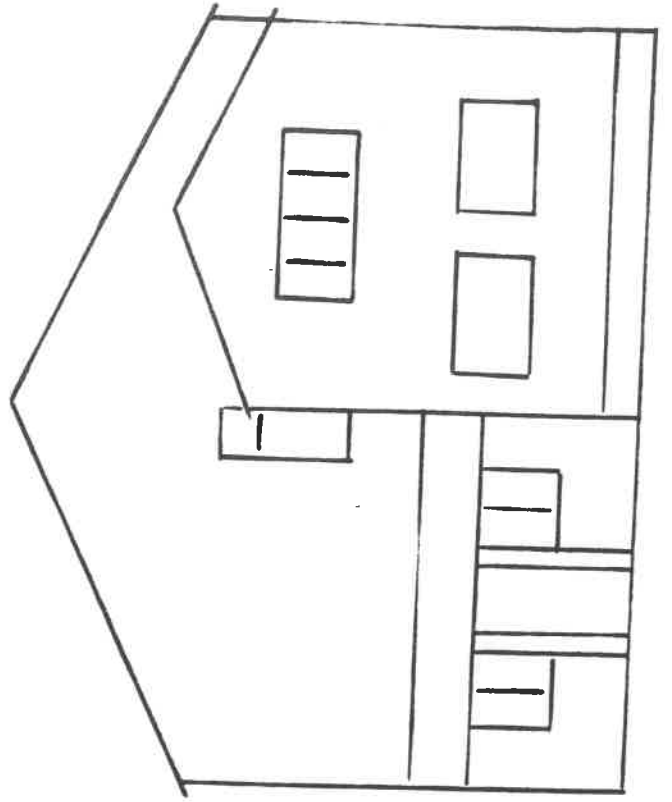
Existing

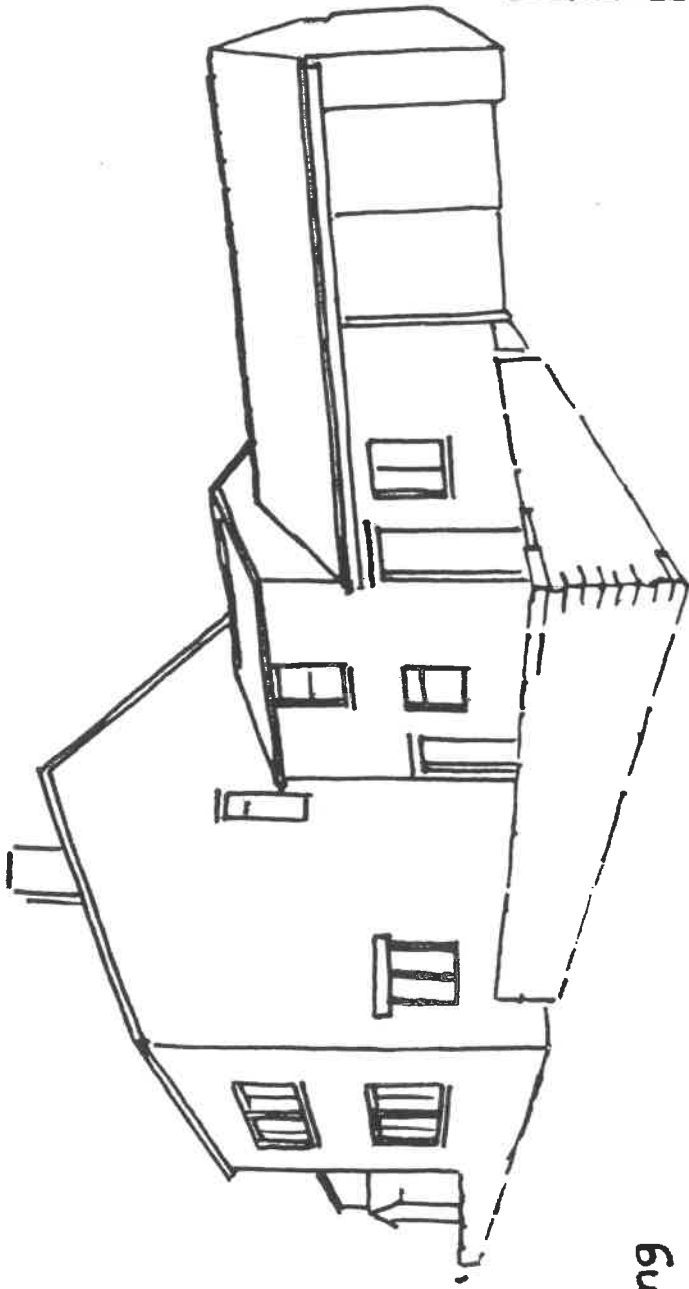


Proposed

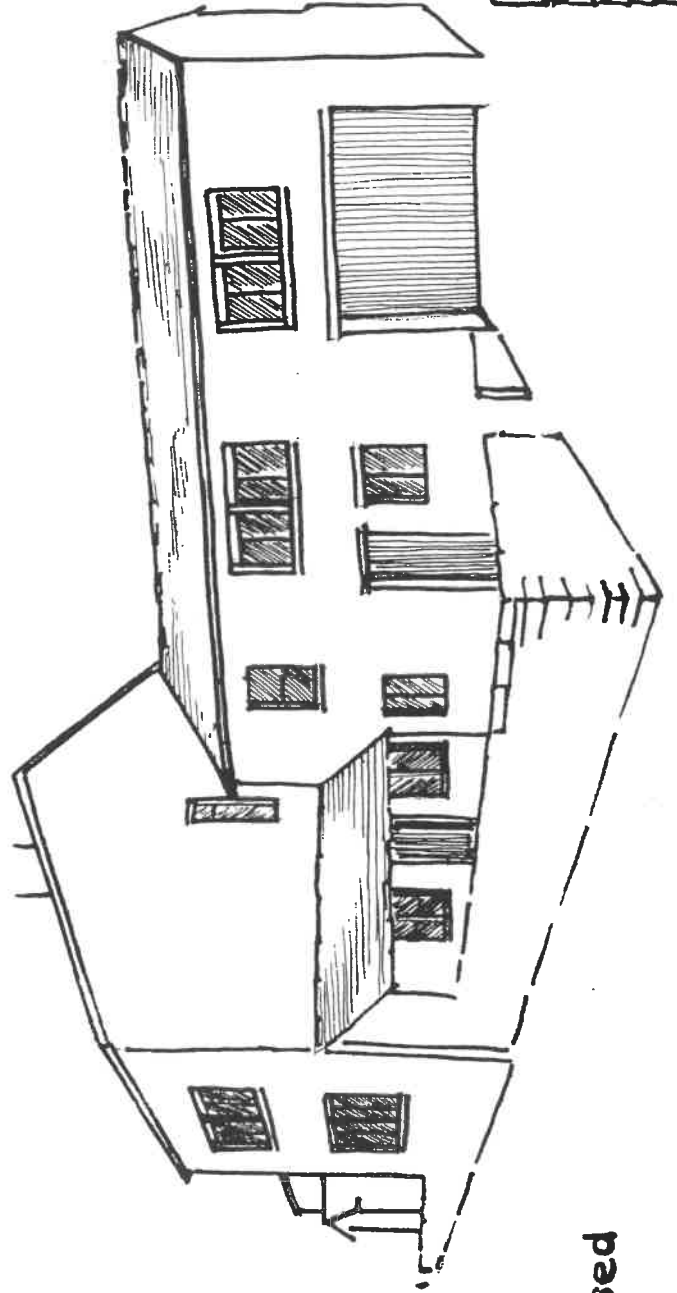


1:100





Existing



Proposed

Level roof.  
Windows, wallstone,  
roof slates to match  
existing.



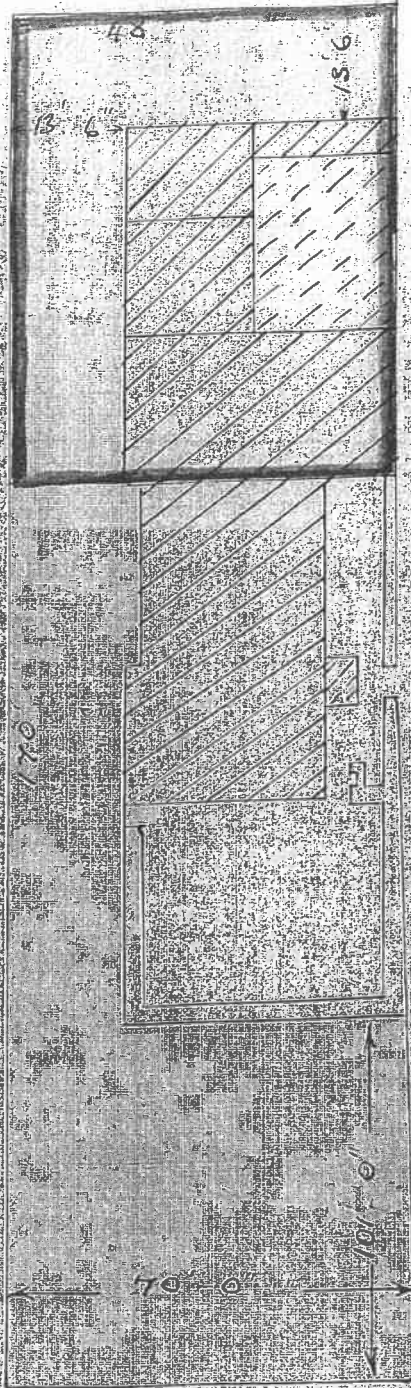
S

No. 1

PLAN

referred

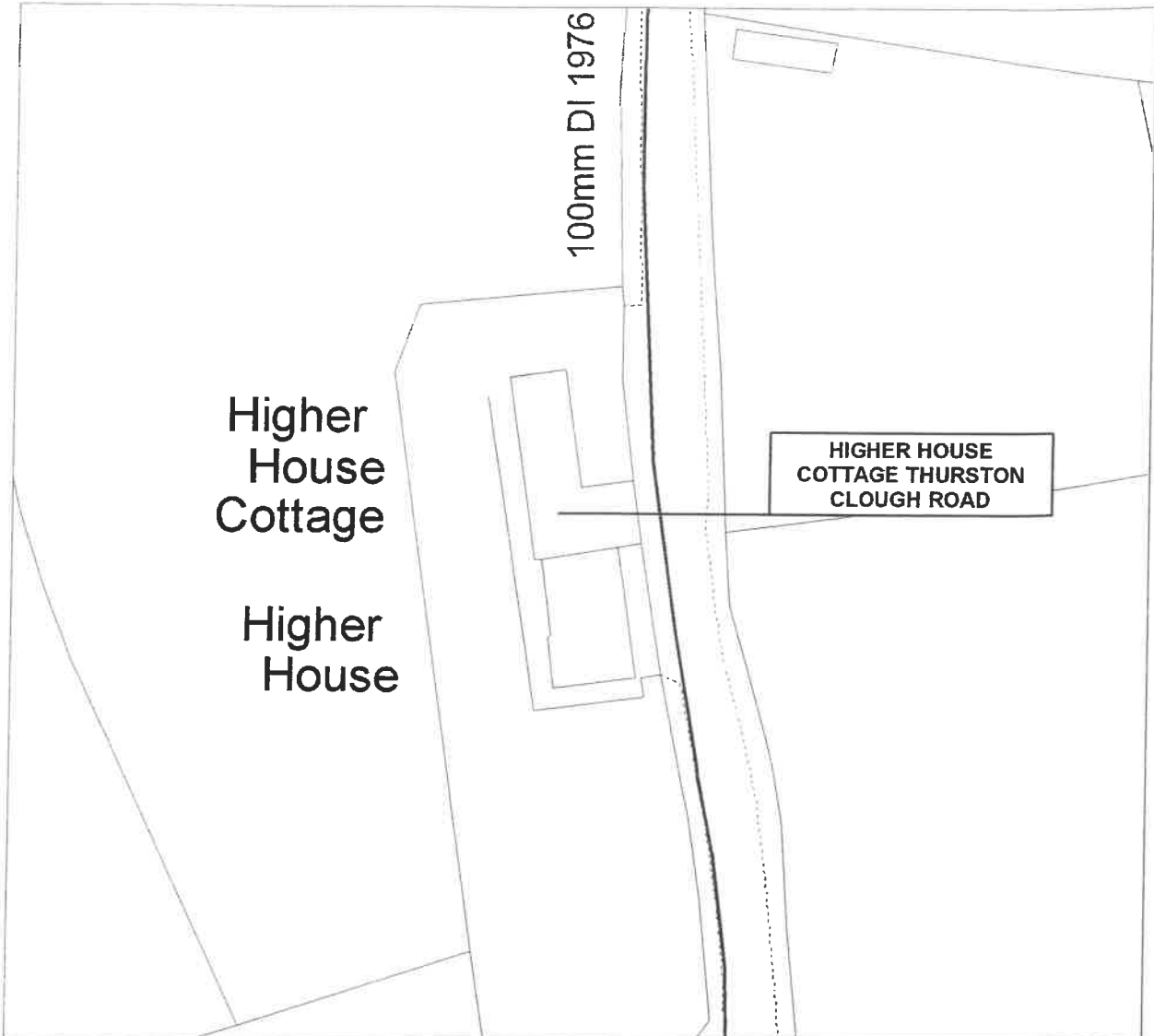
to



to Delph.

ROAD

from Oldham










**HIGHER HOUSE COTTAGE THURSTON CLOUGH ROAD DOBCROSS OLDHAM OL3 5RE**

**Extract From the Map of Water Mains**



**Legend**

	Distribution Mains
	Trunk Mains
	Non Potable Mains
	Proposed Mains
	Disused Mains (these may still be live)
	District or Parish Boundary
	Development Outline

Mapping By Christopher Thompso

The position of underground apparatus shown on this plan is approximate only and is given in accordance with the best information currently available. The actual positions may be different from those shown on the plan and private service pipes may be shown by a broken blue line. United Utilities will not accept any liability for any damage caused by the actual positions being different from those shown.

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Received Date 14/08/2007 Response Date 16/08/2007