

From: [James Stannard](#)
To: [Planning Comments \(HPBC\)](#)
Subject: FW: HPK/2024/0063 - 1-2 Waterside Cottages,Buxworth
Date: 07 May 2024 10:14:20
Attachments: [image001.png](#)

Please see latest comments below from Conservation Officer in connection with HPK/2024/0063

James Stannard Planning Officer
Development Services
High Peak Borough Council and Staffordshire Moorlands District Council

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Please note that my working days are Monday-Thursday

From: Emily Holland
Sent: Thursday, May 2, 2024 7:07 PM
To: James Stannard
Subject: RE: HPK/2024/0063 - 1-2 Waterside Cottages,Buxworth

Hi James,

For ease see below my comments in red:

WF02 landing window

This was changed to be a sash window specifically because of its proportion and because it ties through with the others on the front. This is in the older part of the house and is clear from the remnants of stone on the inside that it used to be a casement window with stone mullions. However, at some point the width of the overall opening has been reduced and all detail externally, apart from parts of the head, have been removed. It has little significance in comparison to the other, older windows.

With its location at a landing, ventilation is important, so an opening window is vital. As it is a fixed light now, the house owners really notice how an opening window would be a benefit.

With a sash window, because of the low internal cill height the bottom sash could be fixed closed (building regulations safety), with the top sliding open. With a side opening casement (if that is what is being suggested by the Conservation Officer) there would have to be an internal barrier / rail at 800mm above landing level to prevent falling. I think that would be a shame. I'm not sure how this is relevant in considering the size aperture and low risk due to the fact it is not a high building in for example, heavy commercial or public use. I am not sure why this is an idea to be invited? Heritage harm will need to be assessed due to designation, this is the principal elevation. There is ample quantity of windows across the building of generous sizes, consequently I am not sure what the material consideration is for this at the moment with the ambiguity surrounding what benefit.

With the window having the proportion it does now, and without all the external stone detailing, the sash would work much better practically as well as visually. I see the visual cohesion by modern standards, however there is an element of sanitisation in the contriving of something that is all matching. This does not have the buildings historic legibility in mind. There are other elements of irregularity across the elevations reflecting the buildings past interactions with people. Previously, there has been little detail or not enough provided, to demonstrate any

earlier window alterations to inform what it used to be or what it should be now? Consequently forcing items to match now, does not seem to have the listing status in mind nor is that considerable clear and convincing justification. It does not feel to be an honest approach.

WF08 study window

This is currently a top hung window so is the same as the current situation. We suggest to keep as proposed. Top hung openers are not traditional for listed buildings and not of this age. I do not see it as an enhancement or in keeping with the character of the building. Due to the revisions it is now the only top hung unit which emphasises its alien and jarring appearance.

WF05 bathroom window

This is currently an opening window. An opening light is essential in a bathroom unless you want to encourage condensation and mould.

Again, the proportion of this window appears to have been changed over time and isn't as small as it may have been originally. We suggest that this window is to remain as proposed. This is acceptable and proportionate to the fact it is a small and simple side hung opener, expected to be found at an aperture this size.

WF06 bedroom window

This is a fixed window and the applicants have agreed that as there is another opening window in the room, that this can be fixed. This has been amended on the proposed elevation drawing. Ok.

WG.03 kitchen window

The Conservation officer noted top hung windows as being inappropriate (although WG03 wasn't mentioned) top hung windows – all and any of this unit type. The proposal has these top hung simply as the existing is top hung. They would be happy to amend these to side opening casements. This has been revised on the proposed elevation drawing. Revisions are acceptable and more faithful.

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With the first response I would like a clearer and final assessment of their determination in order for me to assess impact and benefit. Once this element is more confidently informed I will be able to draft suitable conditions.

Thanks

In your communications with me please always quote the planning reference number if you have one.

*Advanced notice of planned leave: 14/05/2024-22/05/2024.*

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**Due to work levels at this current time there will be a delay in responding to your query, however, I shall endeavour to do so as soon as I am able.**

**Emily Holland.** Principal Conservation Officer.

Development Services.

**High Peak Borough Council / Staffordshire Moorlands District Council.**

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