



RIBA Chartered Practice Established 1991

FAO Andrew Ramshall
Conservation Officer
Cheshire East Planning Department

c/o planning@cheshireeast.gov.uk
c/o emma.tutton@cheshireeast.gov.uk
c/o andrew.ramshall@cheshireeast.gov.uk

01.02.2013

APPLICATION TO REMOVE ROSE COTTAGE FROM LOCAL LIST OF HISTORIC
BUILDINGS AND SBP

Rose Cottage, Castle Hill, Mottram St Andrew, Cheshire SK103AX

Dear Andrew,

On 20th October 2010 a design officer in Cheshire East Planning Department, wrote to the owners of Rose Cottage informing them of the decision to include Rose Cottage on the Local List.

The description within the Local Listing states that the building is a 'Three bay brick cottage of simple vernacular design, under a steeply pitched plain clay tile roof. Appears on tithe map of 1848. Unusual survival on this road.'

A planning Application (Ref 11/1100M) followed for a two storey rear extension.

The Officer's report on this application reads; 'SPD Local List of Historic Buildings. Between them, these policies aim to protect the living conditions of adjoining residential properties from harmful loss of amenity such as loss of privacy, overshadowing, loss of light or overbearing impact. They aim to ensure that the design of any extension or new building is sympathetic to the existing building on the site, surrounding properties and the wider street scene by virtue of being appropriate in form and scale and utilising sympathetic building materials. They also aim to protect the openness, character and appearance and visual amenity of the North Cheshire Green Belt.'

A Heritage statement submitted by Parr Associates with this application (11/1100M) stated 'It is not possible to demonstrate a sense of historical or heritage connection or group value between the subject property and its context. There is no visual connection with the listed pair of haybarns at the nearby Greendale Farm, which in any event are of different appearance, being of brick walls with grey and blue slate roofs.'

Parr Associates proved, with submissions of copies of addressed and dated Builder's Invoices etc, that the property had been originally thatched, then in 1949/50 a substantial building programme had been carried out including; stripping of the thatched roof, replacing all the roof timbers and

'Beulah House', 26 Lakelands Close, Macclesfield, Cheshire, SK10 1RF

T: 07941 878486

E: armstrong-architects@ntlworld.com

W: www.armstrongarchitectsltd.com

Registered Company Number 4375960

Sponsors of India Direct – Registered Charity No 1101839 - visit the website on www.indiadirect.org.uk

Letter of 01.02.2013 re delisting of Rose Cottage, continued.....

altering the roof pitch, reroofing with concrete tiles (not clay as stated in the 2010 description), raising the eaves by 5 courses, enlarging the dormers, raising the ground floor ceiling/first floor height, addition of a new entrance and staircase, painting of brick walls to create a faux half timbered appearance, addition of 2 porches etc.

The Heritage statement goes on to say;

‘It is therefore misleading to describe the building as ‘an unusual survival’ as the building extant bears no relationship to a building that appears on the tithe map....At present a pastiche half timbered cottage replete with tiles roof, long dormers and added porches has replaced a brick thatched roof cottage.’

Despite the strong case made, the Local Listing was not removed by Cheshire East.

In February 2012, Rose Cottage was completely demolished, apart from two lengths of wall. (see photo attached)

In May 2012 a planning application was made for the rebuilding the dwelling (Ref 12/1269) This was approved, and the new dwelling has now been completed. Since then two extensions have also been approved and added (under application 12/3378M)

Cheshire East decided to retain the local listing on the newly built house.

In order to be worthy of local listing a building must have architectural or historic interest.

The building that now stands on the site of the locally listed Rose Cottage is not the building described on the Local Listing. See attached photographs of Rose Cottage today.

It is not a ‘3 bay brick cottage’

It is not ‘of simple vernacular design’

It is not (nor ever was) ‘under a steeply pitched plain clay tile roof’

It is not the building that ‘appears on tithe map of 1848’

It is certainly not ‘an unusual survival on this road’

According to best practice guides a local authority is expected to review their listings regularly.

Therefore we request that you remove Rose Cottage from your local list.

Yours sincerely,

David Armstrong