



PLANNING AND DEVELOPMENT

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Date: 6 May 2025

Mr Harrison
Cohanim Architecture
207 Regent Street
3rd Floor
London
W1B 3HH
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	25/00179/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 3 (material samples), 4 (chimney repairs), 5 (mortar specification), 6 (methodology of works) and 7 (code 5 lead) on planning permission 24/01031/LBC
Location:	190 Dewhirst Road, Rochdale, OL12 9TW,

Your application for approval of details reserved by condition(s) has been dealt with and the details are set out below:-

Conditions and Reasons:

- 3 Notwithstanding any details included within the application, no development shall take place until such time as full details of proposed materials for the roof replacement have been provided to and agreed in writing by the Local Planning Authority. For the avoidance of doubt, a sample of the proposed surfacing material shall be obtained and provided for assessment on site. Full details of the battens and ancillary materials shall also be provided. The works shall then be carried out in complete accordance with the duly approved details.

Reason: In the interests of preserving the character, appearance and longevity of the Listed Building and its setting in accordance with Policies P2, P3 & DM1 of the adopted Rochdale Core Strategy, Policy JP-P2 of the adopted Places for Everyone Joint Development Plan, the National Planning Policy Framework and Section 66 of the Planning (Listed Building and Conservation Areas Act) 1990 (as amended).

Officer Response: Owing to the benefit of a site visit to view the proposed slate and following consultation with the Council's Conservation Officer, the proposed use of the Del Carmen Slate tile, the batten specification and associated roof membrane are accepted.

The development shall be carried out in accordance with the approved details referred to in the submitted Condition Discharge Document Letter dated 24th January 2025 in order to comply with the requirements of the condition.

- 4 The chimney repairs to C2, C3 and C4 shall be carried out in accordance with the approved plans and documents. Existing brickwork shall be reused wherever

possible, with samples of new bricks if needed to be provided and approved in writing by the local planning authority prior to their use.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Officer Response: Owing to the benefit of a site visit to view the replacement stone and following consultation with the Council's Conservation Officer, the proposed replacement stonework is accepted.

The development shall be carried out in accordance with the approved details referred to in the submitted Condition Discharge Document Letter dated 24th January 2025 in order to comply with the requirements of the condition.

- 5 No development shall take place until such time as full details of the mortar specification for the chimney re-constructions has been provided to and agreed in writing by the Local Planning Authority. The works shall then be carried out in complete accordance with the duly approved details.

Reason: In the interests of preserving the character, appearance and longevity of the Listed Building and its setting in accordance with Policies P2, P3 & DM1 of the adopted Rochdale Core Strategy, Policy JP-P2 of the adopted Places for Everyone Joint Development Plan, the National Planning Policy Framework and Section 66 of the Planning (Listed Building and Conservation Areas Act) 1990 (as amended).

Officer Response: Owing to the benefit of a site visit to view the proposed mortar mix and following consultation with the Council's Conservation Officer, the proposed mortar is accepted.

The applicant and their appointed contractor is strongly advised to review Historic England's advice on a breathable mortar mix, available on their website via the following link:

<https://historicengland.org.uk/advice/technical-advice/buildings/>

The development shall be carried out in accordance with the approved details referred to in the submitted Condition Discharge Document Letter dated 24th January 2025 in order to comply with the requirements of the condition.

- 6 Notwithstanding any details included within the application, no development shall take place until such time as a full works methodology for the roof replacement and chimney repairs has been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of preserving the character, appearance and longevity of the Listed Building and its setting in accordance with Policies P2, P3 & DM1 of the adopted Rochdale Core Strategy, Policy JP-P2 of the adopted Places for Everyone Joint Development Plan, the National Planning Policy Framework and Section 66 of the Planning (Listed Building and Conservation Areas Act) 1990 (as amended).

Officer Response: Following consultation with the Council's Conservation Officer, the proposed methodology of works for the roof replacement and chimney repairs is accepted.

The development shall be carried out in accordance with the approved details and method statement referred to in the submitted Condition Discharge Document Letter dated 24th January 2025 in order to comply with the requirements of the condition.

- 7 All new and replacement flashings related to the proposed chimney restoration works shall be carried out using Code 5 lead.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Officer Response: This condition does not formally require discharging but owing to the benefit of a site visit and following consultation with the Council's Conservation Officer, the proposed use of Code 5 Lead should be implemented throughout the development.

The development should be carried out in accordance with the approved details referred to in the submitted Condition Discharge Document Letter dated 24th January 2025.

Yours faithfully,

Melanie Hale
Head of Planning Services