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Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/00790/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with the following conditions of planning permission 21/01437/FUL:- Condition 03 (Materials); Condition 04 (Windows and doors); Condition 05 (Roof lights); Condition 06 (Ridge, verge and eaves); Condition 07 (Schedule of repairs and rebuilding); Condition 08 (Masonry cleaning); Condition 10 (Boundary treatment); Condition 11 (Landscaping plan); Condition 13 (Biodiversity enhancements); Condition 14 (Site assessment) and Condition 18 (Bat survey)
Location:	Tame Barn Farm , Tame Barn Close, Milnrow, Rochdale, OL16 3QJ

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 description of materials in the application no above ground construction works shall take place until samples and / or full specification of materials to be used externally on the buildings have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. For the avoidance of doubt, the submitted details should also include the composition and source of replacement masonry and roof materials and mortar specification. The development shall be carried out in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity and preserving the historic significance of the building in accordance with Policies DM1, P2 and P3 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

Decision: Insufficient details have been provided. Full specification details and samples of materials used for the workshop (outbuilding) are required. Additionally, full specification and sample of proposed new stone is required to ensure that it is a good match for the existing. Furthermore, full specification details and sample of the proposed slate along with full details of the proposed sand is also required.

In regards to the Lime being proposed, the NHL is likely to be too hard for the existing sandstone and would recommend using either an NHL 2 or 3.5.

The Conservation Officer has advised that a good resource for when looking to source appropriate stone is <https://historicengland.org.uk/advice/technical-advice/buildings/building-materials-for-historic-buildings/identifying-and-sourcing-stone-for-repair/>.

- 4 Notwithstanding the details shown on the approved plans and the requirements of condition 2, details of the windows and doors to be utilised in the development hereby permitted, including samples if so required, shall be submitted to and approved in writing by the Local Planning Authority before any such windows and doors are installed. Such details shall indicate, at a scale of not less than 1:20, the longitudinal and cross-sectional detailing, surround, cill and lintel detailing, and means of opening together with any finished treatment. The windows and doors shall be installed in accordance with the approved details before the development is first brought into use and thereafter so maintained.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity and preserving the historic significance of the building in accordance with Policies DM1, P2 and P3 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

Decision: Insufficient details have been provided. Full specification of the door for the workshop (outbuilding), and the doors and windows for the dwellings are required. The use of UPVC is not acceptable. Windows and doors should be fabricated in either timber or aluminium. Window profiles and frames should be as slender as possible.

- 5 Notwithstanding the details shown on the approved plans and the requirements of condition 2, no roof lights shall be installed until such time as full details of the proposed roof lights have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, all roof lights to be installed on the buildings shall be of a 'conservation style', to sit flush with the roof surface and shall not protrude from the roof plane.

Reason: : In order to ensure a satisfactory appearance in the interests of visual amenity and preserving the historic significance of the building in accordance with Policies DM1, P2 and P3 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

Decision: The following plan is approved:

Barn and House Typical Roof Light Details. Drawing no: 1357/C-704.

To adhere to the condition, all roof lights installed on the buildings shall be of a 'conservation style', sit flush with the roof surface and shall not protrude from the roof plane.

- 6 Notwithstanding the details shown on the approved plans and the requirements of condition 2 of this permission, no above ground works shall take place until full details of the ridge, verge and eaves at a scale of not less than 1:20, have submitted to and approved in writing by the Local Planning Authority. The works to the ridge, verge and eaves shall be carried out in accordance with the duly approved details and retained as such thereafter.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity and preserving the historic significance of the building in accordance with Policies DM1, P2 and P3 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

Decision: Insufficient details have been provided. Specification of the dry vented ridge are required to ensure that the means of mechanical fixing is acceptable. The ventilation detailing and gap should be sufficient to meet building regulations requirements.

It should be noted that while the verge and eaves details as shown in the drawing 'Barn and House Ridge, Verge and Eaves Details' (Drawing no: 1357/C-401) are acceptable, it is important that any dry lining cavity and the creation of a warm roof are adequately ventilated in line with building regulations.

- 7 Notwithstanding the details shown on the approved plans and the requirements of condition 2 of this permission, no above ground works shall take place until a schedule of repairs and rebuilding of the workshop building have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt this shall also include details of materials and mortar to be utilised. The work shall be carried out in accordance with the schedule of repairs and rebuilding.

Reason: To protect the significance of the Borough's heritage assets and in the interests of visual amenity, in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: Insufficient details have been provided. Full specification of the proposed materials are required. Furthermore, the referencing system should also be provided in greater detail. Finally, please can you also confirm where and how the materials will be stored and how much you expect you will be able to retain?

In regards to the Lime being proposed, the NHL is likely to be too hard for the existing sandstone and would recommend using either an NHL 2 or 3.5.

The Conservation Officer has advised that a good resource for when looking to source appropriate stone is <https://historicengland.org.uk/advice/technical-advice/buildings/building-materials-for-historic-buildings/identifying-and-sourcing-stone-for-repair/>.

- 8 Notwithstanding any detail shown on the submitted plans or provided with the application submission, no works to clean the existing masonry shall take place until such time as a detailed stone cleaning methodology has been provided and agreed in writing by the Local Planning Authority.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity and preserving the historic significance of the building in accordance with Policies DM1, P2 and P3 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

Decision: Insufficient details have been provided. A detailed stone cleaning methodology has not been provided.

- 10 Notwithstanding the details shown on the approved plans and the requirements of condition 2 of this permission, no above ground construction works shall take place until samples and / or full specification of materials to be used for the boundary treatment have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, this shall also include details of gates to be utilised. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details and retained as such thereafter.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: Insufficient details have been provided. The proposed boundary treatment and gate to the private garden as shown in the drawing 'Proposed Site Plan' (drawing no: 1357/P-001, Rev: C) are acceptable, however, no details have been provided of the remaining gates (including double gates) on the site. Details of these gates will be required to fully discharge the condition.

- 11 (a) Notwithstanding the details shown on the approved plans, the development hereby permitted shall not be occupied until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall include the formation of any banks, terraces or other earthworks, hard surfaced areas and materials, planting plans, specifications and schedules (including planting size, species and numbers/densities), existing plants / trees to be retained and a scheme for the timing / phasing of implementation works.
- (b) The landscaping works shall be carried out in accordance with the approved scheme for timing / phasing of implementation or within the next planting season following final occupation of the development hereby permitted, whichever is the sooner.
- (c) Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with Policies G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: Insufficient details have been provided. It is unclear what exactly is being proposed for both the soft and hard landscaping. Clarity is required on both the soft and hard landscaping. Please provide full details of the relevant soft and hard landscaping as per the requirements of the condition. This should also include details of the gravel finish.

- 13 The dwellings hereby approved shall not be occupied until such time as a scheme of biodiversity enhancements for the site including, but not limited to, the provision of bird boxes, bird bricks, bat boxes and bat bricks to be situated externally on, or integrated to the fabric of the dwellings hereby approved has been submitted to and approved in writing by the Local Planning Authority. The duly approved scheme shall be implemented in full prior to first occupation of the dwellings and retained thereafter.

Reason: In the interests of enhancing biodiversity and habitat provision within the site in accordance with Policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: Insufficient details have been provided. The images of the examples of bat boxes are not visible on the drawing 'Proposed Roof Plan and Bat Habitation Details' (drawing no: 1357/P-103, Rev: A). No details on proposal for nesting birds and biodiversity mitigation and enhancement has been provided. It is advised that this includes at least one bird box and native tree(s) suitable to the exposed location.

- 14 No work shall be undertaken on the barn, farm house or outbuildings until the building and surrounding areas have been inspected for visual/olfactory evidence of contamination and a report submitted to and approved in writing by the Local Planning Authority which shall contain the following information:

- the nature and integrity of existing floors and hardstanding;
- any evidence of the storage of potentially contaminating substances;
- any visual / olfactory evidence of contamination within or surrounding the buildings

- photographic evidence of the findings;

If any evidence of possible contamination is identified a scheme for its removal, including details of further investigations where required, shall be submitted to and approved in writing by the Local Planning Authority. The dwellings hereby approved shall not be occupied until the contamination has been treated in accordance with the details in the duly approved scheme and verification of this has been submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent pollution of the water environment and to ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with the requirements of the National Planning Policy Framework

Decision: The following document is approved:

Visual Inspection Tame Barn Farm. Report no: GSL2922. Version 1. Dated: 25 May 2023. Written by GroundSolve Ltd.

A watching brief for contamination shall be maintained when carrying out the approved development. If during any works on site contamination is suspected or found or contamination is caused, the Local Planning Authority shall be notified immediately. A suitable investigation and/or risk assessment and/or any remedial action shall be submitted to and approved in writing by the Local Planning Authority. If contamination is not suspected, found or caused during development, this must be confirmed in a completion letter submitted to and approved in writing by the Local Planning Authority.

- 18 No works to the barn or the exterior of the building, shall take place until such time as an additional survey has been carried out to confirm the status of the bat roost(s) and the numbers of bats involved. These surveys must be carried out at a time of year when bats are most active (May to August inclusive) and by a suitably qualified person. Following new surveys, a Method Statement must be prepared giving details of the measures to be taken to avoid any possible harm to bats during conversion works and a plan detailing compensation for losses to bat roosting sites shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of ensuring the conservation of protected species in accordance with Policy G7 of the adopted Rochdale Core Strategy, the National Planning Policy Framework and the Wildlife and Countryside Act 1981 (as amended).

Decision: The following report is approved:

Preliminary Survey & Assessment in Respect of Bat Species and Nesting Birds, (including Barn Owl). By Echo Calls Bat Surveys. Dated 17th June 2023.

To adhere to the condition, the recommendation of the report must be complied with. If building works are delayed beyond April 2024 then an updated bat emergence survey will need to be provided.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services