



Miss Lia Jackson
Rochdale Borough Council
Smith street
Rochdale
OL16 1XU

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No: 23/00866/DOC
Application Approval of detail reserved by condition
Type:
Proposal: Submission of details to comply with conditions 1 (time limit), 2 (approved plans), 3 (schedule of works) and 5 (railings) on planning permission
22/01077/LBC
Location: The White Hart , 701 Heywood Old Road, Middleton, OL10 2QL

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

Conditions and Reasons:

- 1 The works must be begun not later than the expiration of three years beginning with the date of this consent.

Reason: To comply with the requirements of section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

Officer Response: Works have not yet begun and therefore this condition is not capable of being discharged.

- 2 This consent relates to the following plans and documents

-Location Plan - 04 Rev A
-Elevations Plan - A1/200****/04
-Proposed Relocation of Trough Site Plan - Scheme -03 Rev D
-Heritage Statement by JW Conservation, dated August 2022

and the works shall be carried out in complete accordance with these plans and documents hereby approved.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of works in accordance with the policies contained within the adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

Officer Response: This is a compliance condition and not to be discharged.

- 3 No development shall commence until a detailed schedule covering dismantling, storage, repairs and reconstruction of the structure, including timeframes shall be submitted to and approved in writing by the local planning authority. This schedule shall also include a detailed photographic survey of the structure. The works shall be carried out in accordance with this approved schedule.

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: The submitted method statement received by the Council 21st September 2023 is approved. The works shall be carried out in accordance with the approved details.

- 5 Notwithstanding the indicative details shown on the proposed plans, prior to their installation, full details including scaled drawings and proposed materials for any railings shall be submitted to and approved in writing by the local planning authority. Thereafter the railings shall be installed in accordance with the approved details.

Reason: to ensure that the proposed railings are acceptable in their context and do not detract from the character and appearance of the Conservation Area or the setting of the listed building, in accordance with NPPF chapter 16 and the Planning (Listed Buildings and Conservation Areas) Act 1990.

Officer Response: The submitted details and material specification on drawing 'Scheme 03 Proposed Plan & Elevation– Dwg No 2004391 – 05', 'Scheme 03 – Proposed Relocation Of Trough Site Plan' are approved.

The development shall be carried out in accordance with these materials to comply with the requirements of the condition.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services