

Our Ref: 1423/L-001

Wednesday 26th March 2025

Issued online via The Planning Portal

Rochdale Metropolitan Borough Council

Planning and Development

Number One Riverside
Smith Street
Rochdale
OL16 1XU

Dear Sir/Madam,

Re: Application for approval of details reserved by a condition
Proposal: Change of use and conversion of barn to a dwelling and separate holiday home, alteration and single-storey extension to an existing detached outbuilding to create a holiday home and associated works including landscaping and fenestration changes
Location: Syke Farm, Syke Road, Littleborough, OL15 0AH

This covering letter is to be read in conjunction with two applications being submitted for approval of details reserved by a condition in relation to the above development: one application to address the conditions listed on an application for full planning permission (ref: 23/00507/FUL) and another application to address the conditions listed on an approved application for listed building consent (ref: 23/00508/LBC). This letter provides a brief outline of what information has been submitted, and which condition the submitted information seeks to discharge. The full planning and listed building consent approval notices share the exact same conditions and numerical references, the only exception being that 23/00507/FUL contains an additional condition at the end (Condition 22) regarding access road improvements, therefore the following list can be applied to both applications being submitted:

Condition 03 (External Materials)

1423/EMS Rev B – External Materials Statement

Condition 05 (External Doors and Windows)

1423/EMS Rev B – External Materials Statement

Ernest Rose Heritage Joinery and Carpentry Window Drawings A01 – A09

Ernest Rose Heritage Joinery and Carpentry Arched Window Drawings A01 – A12

Ernest Rose Heritage Joinery and Carpentry Door Drawings A01 – A07

Condition 06 (Proposed Partitions)

1423/C-401 - Proposed Ground Floor Partitions Plan

1423/C-402 - Proposed First Floor Partitions Plan

1423/C-403 - Proposed Partitions Details - Plan

1423/C-404 - Proposed Partitions Details - Section

1423/C-405 - Detail Section through First Floor Landing/Mezzanine

Condition 07 (Hard and Soft Landscaping)

During the determination of the full planning and listed building consent applications it was agreed with the local authority conservation officer that the existing landscaping is to be retained and unaffected by the development, therefore there are no hard or soft landscaping being proposed and no further information is required to be provided/submitted.

Condition 09 (Repointing)

Upon inspection the existing stone appears to be in good condition with no obvious areas that require repair, repointing or cleaning, the existing stone external walls are to be retained as existing and there is no repointing works to take place as part of the development works, therefore no further information is required to be provided/submitted.

Condition 10 (Vents)

1423-C-406 - Proposed Vents and Flue Details - Floor Plans

1423-C-407 - Proposed Vents and Flue Details - Elevations

Condition 11 (Archaeological Works)

NGR SD 94776 14902 - Written Scheme of Investigation for Archaeological Building Recording dated February 2024 produced by North Star Archaeology

NGR SD 94776 14902 - Archaeological Building Recording dated February 2024 produced by North Star Archaeology

Condition 12 (Boundary Treatments)

During the determination of the full planning and listed building consent applications it was agreed with the local authority conservation officer that the existing boundary treatments are to be retained and unaffected by the development, there are no additional boundary treatments being proposed, therefore no further information is required to be provided/submitted.

Condition 13 (Rainwater Goods)

Existing to be retained and painted where required, refer to 1423/EMS Rev B – External Materials Statement.

Condition 14 (Flues and Service Runs)

1423-C-406 - Proposed Vents and Flue Details - Floor Plans

1423-C-407 - Proposed Vents and Flue Details – Elevations

Condition 15 (External Lighting)

There is no external lighting being installed as part of the development works, therefore no further information is required to be provided/submitted.

Condition 19 (Biodiversity Enhancements)

1423-P-004 – Proposed Biodiversity Enhancement Measures

We trust the above is satisfactory however, should you require any further information or clarification, please do not hesitate to contact us.

Yours faithfully,

HNAarchitects