



CAROLINE TAMWORTH PLANNING

Planning and Development

**APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION NO. 4
RELATING TO 21/01390/FUL**

**PROPOSED CHANGE OF USE PH (SUI GENERIS) TO OFFICE USE AT GROUND FLOOR (USE
CLASS E), 7 NO. SELF NO. SELF-CONTAINED APARTMENTS AT FIRST AND SECOND FLOORS
INCLUDING PART TWO, PART SINGLE STOREY EXTENSION TO REAR, INSERTION OF
DORMERS TO REAR AND ROOF LIGHTS TO FRONT AND ASSOCIATED OFFICE PARKING**

116 – 118 DRAKE STREET, ROCHDALE, OL16 1QA

Schedule of Details

Prepared by Caroline Tamworth Planning

On Behalf Of

Sajid Sadiq

CT1217

Background

Planning permission for the proposed change of use of the former public house to a mixed-use comprising office accommodation at ground floor level and 7 No. Self No. self-contained apartments at first and second floor level including part two, including a part single storey extension to rear, insertion of dormers to rear and roof lights to front and associated office parking was approved by the Council on 12th May 2022.

The approval is subject to seven conditions, two of which require the submission and approval of details before any above ground construction commences – conditions 4 and 5.

This application seeks to discharge condition 4 only.

Condition 4

Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or full specifications of materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, such details shall include the type, colour and texture of the materials to be used externally on the building. The development shall be carried out in accordance with the approved details.

The proposed external materials for the walls include:

4 courses of bricks to be used from ground level - Wienerberger Terca Engineering Brick - Blue Perforated Class B 65mm. A specification document for the brick is provided at [Document No. 1.](#)



Silicone based K-rend in Ivory will be used on the existing building and proposed extension.



A specification document for the K-Rend is provided at [Document No. 2.](#)

Cast stone heads and cills will be used to the windows and doors. The exact design of the heads and cills to the ground floor front elevation windows will be submitted as part of a subsequent application to satisfy the requirements of condition 5.



Slate roof tiles to match those of the existing roof as closely as possible will be used.

One of the following options are suggested:



Cinero Brazilian Grey Graphite Slate



Lovat Brazilian Grey-Green Slate



Mocha Spanish Black Slate



Passaro Spanish Blue-Grey Slate

Specification documents for the slates are provided at [Document No. 3.](#)

Samples of materials can be made available to view on site if required.

April 2024