

1 December 2022

Planning and Development
Number One Riverside
Smith Street
Rochdale OL16 1XU

Dear Sir/Madam,

Townhead Planning Application

We apply for planning permission and listed building consent for the change of use and conversion of existing offices to 14 self-contained apartments.

With regard to the conditions attached to the previous Planning Permission (15/01296/FUL), please note the following:

Condition 3: A window and door schedule have been submitted as part of this application.

Condition 4: A rainwater goods and soil pipe schedule has been submitted as part of this application.

Condition 5: Flush fitted conservation style VELUX roof lights have been specified and are annotated on the drawing 22-039-211.

Condition 6: An elevation of the proposed bin store with material annotation is provided on drawing 22-039-220.

Condition 7: The location and design of the proposed external lighting is annotated on drawing 22-039-210.

Condition 8: The foul and surface drainage is as existing as noted on drawing 22-039-210.

Condition 9: Details and material annotation for the removal of the external fire escape and part sealing of its associated external door are providing on drawing 22-039-220. A masonry specification has been submitted along with the application.

Condition 10: The roof is to be checked and repaired where required, as noted on drawing 22-039-211. Repairs are to be like for like with no re-roofing proposed.

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Condition 11: A masonry specification which includes a lim mortar mix specification has been submitted as part of this application.

Condition 12: Details of the surface treatment for the proposed main entrance courtyard are provided on drawing 22-039-205.

With regard to the conditions attached to the previous Listed Building Consent (15/01297/LBC), please note the following:

Condition 3: A gazetteer has been submitted as part of this application.

Condition 4: Mechanical extract ventilation systems, heating systems and services are annotated on drawing 22-039-220.

Condition 5: The etched glass marked RU which was previously located within the existing ladies WC was destroyed during a break-in whilst the building stood vacant.

Condition 6 and 7: Details and positions of all new partitions, internal doors and walls are shown on drawings 22-039-210 and 22-039-211 and a door schedule has been submitted as part of this application. Partitions are timber framed and faced in plasterboard.

Condition 8: Details and material annotation for the removal of the external fire escape and part sealing of it's associated external door are providing on drawing 22-039-220. A masonry specification has been submitted along with the application.

Condition 9: A window and door schedule have been submitted as part of this application.

Condition 10: A rainwater goods and soil pipe schedule has been submitted as part of this application.

Condition 11: Flush fitted conservation style VELUX roof lights have been specified and are annotated on the drawing 22-039-211.

Condition 12: Cables, wires, aerials, pipe work, meter boxes and flues are annotated on drawing 22-039-220.

Condition 13: A photographic survey has been submitted as part of this application.

Condition 14: The roof is to be checked and repaired where required, as noted on drawing 22-039-211. Repairs are to be like for like with no re-roofing proposed.

Condition 15: A masonry specification which includes a lim mortar mix specification has been submitted as part of this application.

Condition 16: The proposed bed decks are as shown on drawing 22-039-211.

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Please could you advise if any further information is required. We wish to minimise planning conditions to allow a quick resolution to allow the development to progress.

Yours faithfully,

Laura Aspinall
for Storah Architecture Ltd