



Mr Steven Hartley
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Swallow Barn
Lower Chapel Hill
Hurst Lane
Rawtenstall
BB4 8TB
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	22/00948/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 3 (materials) on planning permission 21/01467/LBC
Location:	Duffins Cottage , Shawclough Road, Rochdale, Rochdale, OL12 7HL

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 No above ground construction works shall take place until samples and/or full specification of materials to be used in the construction of the building hereby approved shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, this shall include details of:
- o the service runs;
 - o the construction of external walls including details of the masonry and mortar;
 - o the construction of the roof including details of the stone slate and lead detailing;
 - o paving;
 - o rain water goods, soffits and fascias; and
 - o windows and door details at a scale of 1:10 or 1:20, including the longitudinal and cross-sectional detailing, depth of reveal, cill and lintel detailing, and means of opening together with any finished treatment.
- Such details shall include the type, colour and texture of the materials. Development shall thereafter be carried out in complete accordance with the approved details.

Reason: To protect the significance of the designated heritage asset and in the interests of visual amenity, and in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, the National Planning Policy Framework and the Planning (Listed Building and Conservation Areas Act) 1990 (as amended).

Officer comments: The condition has not been fully satisfied.

The service runs

The service run details as shown on the floor plan are considered to be acceptable.

The construction of external walls including details of the masonry and mortar

This part of the condition has not been satisfied.

The application states that the stone from the existing porch is to be used. This is a poor match for the existing dwelling. Additionally, as the existing porch is smaller than the extension that has been granted planning permission, it is expected that additional stone would be required. The re-use of poorly matching stone is not acceptable. The use of a cement based mortar is also not acceptable on a listed building.

The construction of the roof including details of the stone slate and lead detailing

This part of the condition has not been satisfied.

Further details including samples of the existing and proposed stone slabs are required to ensure a good match.

Paving

The use of 'reclaimed natural York flags' for the paving as identified in the 'Planning Statement for Discharge of Conditions' document, dated June 2022 and prepared by Hartley Planning and Development Associates Ltd, is considered to be acceptable.

Rain water goods, soffits and fascias

This part of the condition has been partly satisfied. The use of 'cast iron to match existing' for the rainwater goods as identified in the 'Planning Statement for Discharge of Conditions' document, dated June 2022 and prepared by Hartley Planning and Development Associates Ltd is considered to be acceptable.

Further clarification is required in regards to the material of the proposed fascias. The use of Accoya fascias as identified in the 'Planning Statement for Discharge of Conditions' document, dated June 2022 and prepared by Hartley Planning and Development Associates Ltd, is considered to be acceptable. The use of composite fascias is considered to be unacceptable.

Windows and door details at a scale of 1:10 or 1:20, including the longitudinal and cross-sectional detailing, depth of reveal, cill and lintel detailing, and means of opening together with any finished treatment.

This part of the condition has not been satisfied.

The condition requires drawings at a scale of 1:10 or 1:20 with longitudinal and cross-sectional detailing, depth of reveal, cill and lintel detailing, and means of opening together with any finished treatment. For the condition to be satisfied these drawings will be required.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services

