

Rochdale Metropolitan Borough Council
Economy and Environment
Planning Service
Rochdale
OL16 1XU

Ref: 032-008
Via Planning Portal (reference. PP-12041454)

Date: 12 April 2023

Dear Sir or Madam,

Storage World, Old Hall Street, Middleton, M24 1AG

Non-material amendment to planning permission reference 21/01665/FUL

On behalf of our client, Storage World, we have submitted an application for a non-material amendment under Section 96A of the Town and Country Planning Act 1990 (introduced by S.190 of the Planning Act 2008) to planning permission 21/01665/FUL relating to the above address ['the site'].

This application is submitted alongside an application for advertisement consent to erect signage on the existing Townley Street (east) elevation.

This non-material application submission comprises the following:

- Application form
- Application fee (£234)
- This cover letter
- MH1313-100 - Location Plan
- MH1313-105/E - Proposed Site Plan
- MH1313-106/C - Proposed Floor Plans
- MH1313-107/D - Proposed Elevations
- MH1313 C - Materials Schedule

Context

The application site relates to the building occupied by Storage World located between Harbord Street, Old Hall Street and Townley Street, Middleton. The site has been subject to several consents that are relevant to this application as set out below:

- 16/01188/FUL - Installation of external cladding to elevations and associated external alterations – Granted subject to conditions 16.4.17
- 21/01666/ADV - One internally illuminated flex face sign and one halo illuminated letter sign on east elevation, and one externally illuminated free-standing double sided totem sign – Granted subject to conditions 19.1.22
- 21/01665/FUL – Installation of external cladding to all elevations, replacement roof, new and reconfigured ground floor access points on north and west elevations, two-storey side extension following demolition of existing side extension and re-configured car parking – Granted subject to conditions 11.5.22

The external works approved 21/01665/FUL are already underway, but the approved extension will not be built out immediately due to high construction costs. Storage World would like the option to build the extension at a later date.

The eastern elevation of the main building will accommodate new signage that was originally proposed on the eastern elevation of the approved extension, approved through advertisement consent reference 21/01666/ADV. This new signage is subject to separate advertisement consent.

The submission

This non-material amendment application seeks approval to install cladding on the northern elevation of the loading bay and part of eastern elevation of the main building facing Townley Street that would have faced onto the approved extension. This application also seeks approval to vary the cladding on northern elevation of the existing building, where it meets the eastern elevation, to 'Anthracite' colour cladding (previously this was 'Adventura' coloured as approved through permission ref: 21/01665/FUL).

This arrangement has been proposed so that no parts of the existing buildings are left bare or read as inconsistent with the external works approved through permission ref: 21/01665/FUL with the extension not built out.

As shown in the Materials Schedule drawing (ref: MH1313 C), the north-eastern corner of the unit would have Anthracite coloured cladding, which would create a feature corner alongside the proposed signage and the cladding proposed here is a similar arrangement on the extension approved through permission ref: 21/01665/FUL. The

remainder of the areas on the remainder of the (east) Townley Street elevation and the north elevation of the loading bay will have Adventura coloured cladding.

In support of the proposed changes, this non-material amendment provides the following updated plans:

- MH1313-105/E - Proposed Site Plan
- MH1313-106/C - Proposed Floor Plans
- MH1313-107/D - Proposed Elevations
- MH1313 C - Materials Schedule

The enclosed plans are intended as updates, rather than full replacements of previously approved drawings, as the applicant would like the option to build extension approved through permission ref: 21/01665/FUL at later date.

Pre-application advice

Pre-application advice was sought with planning officers prior to submission, where it was agreed that a non-material amendment should be appropriate for these cladding works and that a non-material amendment approval should not impact the ability for Storage World to erect the extension, approved through permission ref: 21/01665/FUL, at a later date.

Key planning considerations

The principle of cladding has already been accepted at this site through two previous permissions refs: 16/01188/FUL and 21/01665/FUL.

The proposals seek approval consent for cladding to be installed on elevations that were to be built on by the extension approved through the most recent permission ref: 21/01665/FUL.

Without the extension built, there would be cladding on the north elevation of the loading bay and an area of brick on the eastern elevation of the main building, where the extension is proposed, that would be inconsistent with external works implemented for the wider building as approved through permission ref: 21/01665/FUL. This arrangement would negatively affect the kerb appeal of Storage World and undermine the external works that have already taken place.

The proposals would include the same external cladding materials already approved through the previous permission ref: 21/01665/FUL, so can blend into the cladding that

is already in situ. The Anthracite cladding north-eastern corner of the existing building is a similar arrangement to Anthracite cladding proposed on the approved extension.

The cladding can be taken away at a point when Storage World decides to implement the extension. As the external works approved through permission ref: 21/01665/FUL have been implemented, this permission remains in perpetuity so the extension could be built out at any time.

For the reasons set out above, the proposals to clad the north elevation of the loading bay, clad part of the eastern elevation of the main building and a minor variation to the cladding on the northern elevation of the main building to ensure consistency with external works approved through permission ref: 21/01665/FUL, would be non-material in accordance with Section 96A of the Town and Country Planning Act 1990.

We look forward to receiving confirmation of a valid application in due course.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Thomas O'Kane'.

Thomas O'Kane

cc: Storage World

enc: As above