



CAROLINE TAMWORTH PLANNING

Planning and Development

APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION NO. 5 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-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.

An application to discharge condition 4 was approved by the Council in 2024 (24/00356/DOC). This application seeks to discharge condition 5 only.

Condition 5

Notwithstanding any description in the application, no above ground works shall take place until full product specifications for the windows, external doors and detailed design of the window and door reveals, at a scale of not less than 1:50, have been submitted to and approved in writing by the Local Planning Authority. The windows and doors shall be installed in accordance with the approved details thereafter.

Windows

FrameX Alunet ACW81 slimline aluminium casement windows finished in RAL 9005 (Jet Black).

The detailed product specification for the windows is provided at Document No. 1 and the technical data specification at Document No. 2.

External doors

Solidor timber composite doors – Traditional London in black.

The product specification is provided at Document No. 3.



*Solidor timber composite door
Traditional London*

Reveals

The window and door reveals will be finished in silicone based K-rend in Ivory to match the approved materials for the elevations.



Ivory

Specification documents for the K-Rend are provided at [Document No. 4a and 4b.](#)



As previously discussed with the Council, the window and door reveals will be rendered with 30mm of K-Rend to meet the aluminium window frames as demonstrated in the image above.

Physical sample materials can be provided if required.

June 2025