



JAMES CAMPBELL ASSOCIATES LTD

CHARTERED ARCHITECTURAL SERVICES



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Date: 21st November 2025

Our ref: 23.3141

Your ref: 25/00718/HOUS

Proposal: **Single storey front and side extension and demolition of existing conservatory**

Location: **Lockhouse , Canal Street, Littleborough, Rochdale, OL15 0HJ**

APPLICATION REFERENCE: 25/00718/HOUS

Please find enclosed information in relation to the discharge of planning conditions for the above planning approval. The conditions we wish to apply to discharge are Conditions: **3, 4, 5, 6, & 8. Condition 1, 2, & 7 are advice conditions not required to be discharged by application.**

Condition 3 – Prior to the commencement of development, details shall be submitted to and approved in writing by the Local Planning Authority to demonstrate that the extension would not result in adverse loading onto the canal embankment.

See attached documents

18-715-L1 - Lockhouse - Response Letter - Nov 2025

LOCKHOUSE – FullDrawing

Piling Method Statement for The Lockhouse^J Rochdale

Condition 4 – MATERIAL SAMPLES.

Walls – Natural Stone to match existing, sample can be provided on site.



Windows -

See attached Document - Smarts Aluminium windows and doors
See Page 19 for reference of Alitherm Heritage



Smarts Aluminium windows and doors to match colour of existing windows.

Stone surrounds and coping –

Natural stone heads, cills and jambs



Aged Sandstone Wall Coping Size (Approx.) - 450mm x 600mm x 70mm



Roof - GRP

Grey GRP flat roof uses Glass Reinforced Plastic (fibreglass), combining polyester resin with glass fibres to create a strong, waterproof, seamless, and durable layer, applied cold as a liquid that cures into a tough, lightweight laminate, ideal for various flat roof shapes and long-lasting, often outperforming traditional felt or lead options with warranties over 20 years

RWP and Hopper



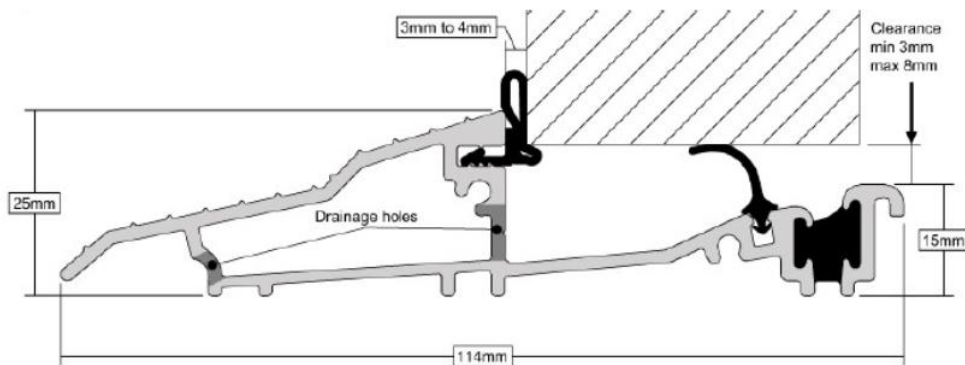
Cast Aluminium 65mm RWP & 250mm x 180mm x 180mm Hopper.

Condition 5 – WINDOW, DOOR DETAILS.

Window & Door Details – See attached drawing 23.3141.20



Black UPVC double glazed units.



Condition 6 – Rainwater Goods

The proposed extension will not remove the existing rainwater good to the existing side elevation; the exiting rainwater goods will be retained and cut short to form a spitter to the new flat roof.

Condition 8 – Schedule of repairs and finishes

See attached Document - SCHEDULE OF REPAIRS AND FINISHES