



PLANNING AND DEVELOPMENT

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Mrs Samantha Gill
Seven Architecture
1.3 Waulk Mill
51 Bengal St
Manchester
M4 6LN
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/00109/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 1 (time frame), 2 (plans), 3 (specification), 4 (rafters), 5 (slate samples), 6 (brickwork samples), 7 (chimneys), 8 (metal samples), 9 (removal of pointing), 10 (lime spec), 11 (new windows), 12 (wall rebuilding methodology), 13 (bats) and 14 (NE licence) on planning permission 21/01779/LBC
Location:	Hopwood Hall College, Middleton Campus , Rochdale Road, Middleton, Rochdale, M24 6XH

Your application for approval of details reserved by condition(s) has been dealt with and the details are set out below:-

Conditions and Reasons:

- 1 The works must be begun not later than the expiration of three years beginning with the date of this consent.

Reason: To comply with the requirements of section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004

Decision: This is a compliance condition which does not need to be discharged.

- 2 This consent relates to the following plans:
 - o HOH-SEV-XX-XX-DR-A-01002 Rev. T01 - Site Logistics Plan
 - o HOH-SEV-XX-XX-DR-A-01001 Rev. T01 - Site Setup Plan
 - o HOH-SEV-XX-00-DR-A-02001 Rev. C01 - Ground Floor Existing and Removal Works
 - o HOH-SEV-XX-01-DR-A-02002 Rev. C02 - First Floor Existing and Removal Works
 - o HOH-SEV-XX-00-DR-A-02003 Rev. C01 - Proposed Ground Floor Plan
 - o HOH-SEV-XX-01-DR-A-02004 Rev. C03 - Proposed First Floor Plan
 - o HOH-SEV-XX-R1-DR-A-02005 Rev. C04 - Roof Plan and Chimney Works

- o HOH-SEEV-XX-R1-DR-A-02006 Rev. C02 - Proposed Rainwater Goods and Gutters Roof Plan
- o HOH-SEV-XX-XX-DR-A-03001 Rev. C01 - Elevation Works A
- o HOH-SEV-XX-XX-DR-A-03002 Rev. C01 - Elevation Works B
- o HOH-SEV-XX-XX-DR-A-04001 Rev. C01 - Typical Roof Details A & B
- o HOH-SEV-XX-XX-DR-A-04002 Rev. C02 - Typical Roof Details C & D
- o HOH-SEV-XX-XX-DR-A-04003 Rev. C01 - Bay Window Flat Roof Details
- o HOH-SEV-XX-XX-DR-A-06001 Rev. C01 - Internal Elevations GF 8 & 9
- o HOH-SEV-XX-XX-DR-A-06002 Rev. C01 - Internal Elevations GF 31
- o 2732-001 Rev. B - Hall Repair Works Key Plan
- o 2731-012 Rev. B - Hall Repair Works Ground Floor Area 2 Nightclub / GF
- o 2732-013 Rev. B - Hall Repair Works Ground Floor Area 3 Community Facilities
- o 2732-022 Rev. B - Hall Repair Works First Floor Area 2 FF23 and FF24

And the works shall be carried out in complete accordance with these drawings hereby approved.

Reason: for the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the saved Rochdale Unitary Development Plan, the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: This is a compliance condition which does not need to be discharged.

- 3 The proposed works shall be carried out in strict accordance with the submitted 'Specification Rev. C' by Seven Architecture.

Reason: to ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Decision: This is a compliance condition which does not need to be discharged. This condition requires the works to be carried out in accordance with an approved document.

- 4 The works to install the proposed above rafters insulation shall be carried out in complete accordance with the approved sections and specification.

Reason: to ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Decision: This is a compliance condition which does not need to be discharged. This condition requires the works to be carried out in accordance with the approved plans and documents.

- 5 The existing slates shall be carefully stripped from the roof, inspected for defects and set aside for reuse. The balance to replace those slates unsuitable for re-roofing shall be made up with slates to precisely match the existing in respect of unit dimensions, colour and texture and a sample shall be submitted to and approved in writing by the local planning authority prior to their use.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Decision: The details as submitted onsite and in the document 'Discharge of Conditions Report' (reference number: PMD3-01-01) are acceptable.

- 6 Prior to any brick work repairs taking place, a sample panel for new and rebuilt areas of brickwork shall be submitted to and approved in writing by the Local Planning Authority. The new brickwork shall match the existing brickwork adjacent in respect of dimensions, colour, texture, face bond, and pointing (using a lime mortar to match) unless otherwise approved in writing by the Local Planning Authority. The brickwork repairs shall thereafter be completed in accordance with the approved details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Decision: The details as submitted onsite and in the document 'Discharge of Conditions Report' (reference number: PMD3-01-01) are acceptable.

- 7 Prior to the repairs to the chimneys taking place, samples of the new chimney bricks shall be submitted to and approved in writing by the Local Planning Authority. The new brickwork shall match the existing brickwork in respect of dimensions, colour, texture, face bond, and pointing (in accordance with the agreed lime mortar specification). The chimney repairs shall thereafter be completed in accordance with the approved details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Decision: The details as submitted onsite and in the document 'Discharge of Conditions Report' (reference number: PMD3-01-01) are acceptable.

- 8 Prior to their use, samples of the new terne-coated steel and lead works shall be submitted to and approved in writing by the local planning authority. The new lead and terne-coated steel shall match the existing precisely in terms of colour and finish.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Decision: The details as submitted onsite and in the document 'Discharge of Conditions Report' (reference number: PMD3-01-01) are acceptable.

- 9 All removal of existing defective pointing shall take place using hand tools only, and in accordance with the methodology set out in section 4.5 of the approved document 'Specification - revision C'

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Decision: This is a compliance condition which does not need to be discharged. This condition requires the works to be carried out in accordance with an approved document.

- 10 No repointing works shall take place until such time as full details of the mortar specification, along with sample panels of such, have been provided to and agreed in writing by the local planning authority. The works shall be carried out in accordance with the approved mortar specification.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Decision: The details as submitted onsite and in the document 'Discharge of Conditions Report' (reference number: PMD3-01-01) are acceptable.

- 11 The new windows to be installed (GW31 and GW32) shall be fabricated in timber to match the design of the existing windows (GW29 and GW30).

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Decision: The installed windows and as detailed in the document 'Discharge of Conditions Report' (reference number: PMD3-01-01) are acceptable.

- 12 Prior to the replacement of the beam separating GF 21 and GF 22, a methodology for the works to repair and rebuild the wall shall be submitted to and approved in writing by the local planning authority. The works shall be carried out in accordance with the approved methodology.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Decision: The methodology as submitted in the document 'Discharge of Conditions Report' (reference number: PMD3-01-01) is acceptable.

- 13 All works in the orange zone of the Hopwood Hall shall be carried out in full accordance with the details contained in section 6.1 of the Dusk & Dawn Survey Results by Tyrer Ecological Consultants Ltd dated 07/07/2022.

Reason: To safeguard protected species and in accordance with policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: This is a compliance condition which does not need to be discharged. This condition requires the works to be carried out in accordance with an approved document.

- 14 The repairs to the roofs, gutters, rainwater goods and external facades as well as internal and external alterations of Hopwood Hall within the red zone as identified in Figure 6.1 of the Dusk & Dawn Survey Results by Tyrer Ecological Consultants Ltd dated 07/07/2022 shall not in any circumstances commence until the local planning authority has been provided with either:

- a) a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 authorising the specified activity/development to go ahead; or
- b) a statement in writing from Natural England to the effect that it does not consider that the specified activity/development will require a licence.

Reason: To safeguard protected species and in accordance with policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The details as submitted in the document 'Discharge of Conditions Report' (reference number: PMD3-01-01) are acceptable.

Yours faithfully,

Melanie Hale
Head of Planning Services