

APPLICATION REFERENCE: 25/00952/DOC

Applicant Hopwood Hall College() Hopwood Hall College Rochdale Road Middleton Rochdale M24 6XH	Agent Ms Ruth Sienkiewicz(Seven Architecture) Clarendon House Victoria Avenue Harrogate HG1 1JD
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Part I - Particulars of Application

Proposal: Submission of details to comply with condition 3 (large scale details) on planning permission 24/00548/LBC
Location: Hopwood Hall College Rochdale Road Middleton Rochdale M24 6XH
Valid On: 12 September 2025

Condition(s) (1)

- 3 Prior to their first installation, large scale (1:10 or 1:20) details and materials of the following shall be submitted to and approved in writing by the Local Planning Authority: - New and replacement steps, handrails and balustrades - External plant enclosure - New classroom pods, including means of fixing, glazed panel, timber and final colour - New and replacement windows and doors - Vents - Secondary glazing - New walls including the means of fixing - New timber structure to the sanctuary - New floors The development shall thereafter be completed in accordance with the approved details and retained thereafter.

Reason: To ensure the details do not detract from the significance of the host listed building and in the interests of visual amenity and to accord with policies JP-P2 of Places for Everyone Joint Development Plan, policies P1, P2, P3 and DM1 of the adopted Core Strategy and the National Planning Policy Framework.

New and replacement steps, handrails and balustrades:

No details have been submitted for the replacement steps, handrails or balustrades. Therefore this element of the condition is not satisfied.

External plant enclosure:

Details to satisfy this part of the condition are provided on drawing no. HCO-SEV-ZZ-ZZ-DR-A-00574 Rev P03 - External Plant Enclosure Details

The submitted details are considered to be acceptable. Subject to construction in accordance with these details, this element of the condition is satisfied.

New classroom pods, including means of fixing, glazed panel, timber and final colour:

Details to satisfy this part of the condition are provided on drawing nos:

- **HCO-SEV-ZZ-ZZ-DR-A-00162 Rev P01 - Proposed Glazed Screen Details**
- **HCO-SEV-ZZ-ZZ-DR-A-0163 Rev P01 - Proposed Bi-Folding Door Details**
- **Style 900 Wood/Glazed Folding Partition Brochure**
- **HCO-SEV-ZZ-ZZ-DR-A-00592 Rev P01 - Pod Details, Pod Type 1 Classroom**
- **HCO-SEV-ZZ-ZZ-DR-A-00593 Rev P01 - Pod Details, Type 2, Office Pod and Staff Brew Point Details**
- **HCO-SEV-ZZ-ZZ-DR-A-00594 Rev P01 - Pod Details, Type 3, Office and Immersive VR Room**
- **HCO-SEV-ZZ-ZZ-DR-A-00595 Rev P01 - Pod Elevations, Pod Type 1 Classrooms**
- **HCO-SEV-ZZ-ZZ-DR-A-00596 Rev P01 - Pod Elevations, Pod Type 2, Office Staff Brew Point**
- **HCO-SEV-ZZ-ZZ-DR-A-00597 Rev P01 - Pod Elevations, Pod Type 3, Office and Immersive VR Room**

The submitted details are considered to be acceptable. Subject to construction in accordance with these details, this element of the condition is satisfied.

New and replacement windows and doors:

No details have been submitted for new and replacement windows and doors. Therefore, this element of the condition is not satisfied.

Vents:

No details have been submitted for vents. Therefore, this element of the condition is not satisfied.

Secondary glazing:

No details have been submitted for secondary glazing and we note that there are currently no plans to undertake the installation of secondary glazing as part of the current contract. This element of the condition is not satisfied.

New walls including means of fixing:

Details to satisfy this part of the condition are provided on drawing nos.

- HCO-SEV-ZZ-00-DR-A-00576 Rev P01 - Proposed Wall Types Plan
- HCO-SEV-ZZ-ZZ-DR-A-00577 Rev P01 Partition Type Details

The submitted details are considered to be acceptable. Subject to construction in accordance with these details, this element of the condition is satisfied.

New timber structure to the sanctuary:

No details have been provided for the timber structure to the sanctuary and we note that there are currently no plans to undertake the installation of the timber structure as part of the current contract. This element of the condition is not satisfied.

New floors:

- *Details provided to satisfy this part of the condition are:*
- *Drawing no. HCO-SEV-ZZ-00-DR-A-00578 Rev P01- Proposed Floor Types*
- *Drawing no. HCO-SEV-ZZ-00-DR-A-00579 Rev P01- Typical Floor Finishes Details*
- *Circulation Areas: Linoleum flooring - Manufacturer: Forbo Flooring Uk Ltd - Product ref: Marmoleum Concrete - Colour: Liquid Clay*
- *Entrance Barrier Matting: Narthex - Manufacturer: Gradus Ltd - Product ref: Esplanade 6000 Primary 12mm Barrier Matting - Colour: Nickel*
- *Sanctuary Area: Existing tiled floor to be retained as final finish*
- *Classrooms/Offices: Carpet Finish - Manufacturer: Forbo Flooring UK Ltd - Product ref: Tessera Accord - Colour: Morning Dew*

As these proposals would retain the original floor underneath, the submitted details are considered to be acceptable. Subject to construction in accordance with these details, this element of the condition is satisfied.

Further to the above, the requirements of condition 3 are partly satisfied.

Date of Decision: 09/02/2026

Melanie Hale
Head of Planning

IMPORTANT

PLEASE ENSURE THAT YOU HAVE READ AND FULLY UNDERSTOOD THE CONTENTS OF THIS DECISION NOTICE. YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

INFORMATIVE:

The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.