

APPLICATION REFERENCE: 25/01035/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 conditions 6 (repair works) and 10 (survey of roof) on planning permission 24/00548/LBC
Location: Hopwood Hall College Rochdale Road Middleton Rochdale M24 6XH
Valid On: 10 October 2025

Condition(s) (2)

- 6 Prior to any repair works taking place, a full schedule of repairs and finishes for the interior and exterior of the building shall be submitted to and approved in writing by the Local Planning Authority. The repairs shall be undertaken in accordance with the approved schedule 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.

The schedule of repairs is provided under drawing nos:

- HCO-SEV-ZZ-ZZ-DR-A-00150 Rev P01 - Internal Fabric Repair Elevations 1 of 5
- HCO-SEV-ZZ-ZZ-DR-A-00151 Rev P01 - Internal Fabric Repair Elevations 2 of 5
- HCO-SEV-ZZ-ZZ-DR-A-00152 Rev P01 - Internal Fabric Repair Elevations 3 of 5
- HCO-SEV-ZZ-ZZ-DR-A-00153 Rev P01 - Internal Fabric Repair Elevations 4 of 5
- HCO-SEV-ZZ-ZZ-DR-A-00154 Rev P01 - Internal Fabric Repair Elevations 5 of 5
- HCO-SEV-ZZ-ZZ-DR-A-00544 Rev P03 - Repair Elevations 1 of 2
- HCO-SEV-ZZ-ZZ-DR-A-00545 Rev P04 - Repair Elevations 2 of 2
- HCO-SEV-ZZ-ZZ-RP-09903 Rev P02 - Repair Works Specification
- HC-GOO-01-00-DR-S-210 (C01)

- **HC-GOO-01-DR-S-211 (C01)**
- **HC-GOO-01-00-DR-S-220 (C01)**
- **P15715-210 Rev C02 - Proposed Concrete Repairs Sheet 1 of 2**
- **P15715-211 Rev C02 - Proposed Concrete Repairs Sheet 2 of 2**
- **P15715-220 Rev C02 - Proposed Concrete Repairs Details and Methodology**

The mortar mix for repointing has been confirmed as:

- **5 parts washed sand;**
- **1 part portland cement; and**
- **1 part hydrated lime**

It has been confirmed that repairs to the timber are to be undertaken using suitably treated, well-seasoned hardwood to match the existing species, visible grain characteristics, quality and colour. You have confirmed that the final timber species is to be later confirmed following review with a specialist joinery sub-contractor.

The submitted details are considered to be acceptable. However, as per above, the timber to be used for the timber repairs has yet to be confirmed.

Subject to the repair works being carried out in accordance with the approved details, the requirements of condition 6 are partly satisfied.

- 10 Prior to any works to the roof, a photographic survey of the roof shall be carried out and a sample and methodology for the replacement of the existing copper roof shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, this shall include details of new insulation. The re-roofing shall be undertaken in accordance with the approved details 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.

The following plans/documents have been submitted:

- **HCO-SEV-ZZ-ZZ-DR-A-00160 Rev S03 - Flat Roof Sketch Detail**
- **HCO-SEV-ZZ-ZZ-DR-A-00161 Rev P01 - Proposed Copper Roof Detail**
- **HCO-SEV-ZZ-ZZ-DR-A-00164 Rev P01 - Proposed Copper Cladding Detail**
- **HCO-SEV-XX-XX-RP-A-09105 Rev P01- Photographic Record of Existing Roof**

- **HCO-SEV-ZZ-ZZ-RP-09903 Rev P02 - Repair Works Specification**

For the flat roof to top of the lantern it is also confirmed that the new flat roof will be clad using copper, rather than an asphalt finish.

Subject to the re-roofing works being undertaken in accordance with the submitted details, the requirements of condition 10 are 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.