



PLANNING AND DEVELOPMENT

Melanie Hale
Head of Planning Services

Number One Riverside, Smith Street,
Rochdale, OL16 1XU

Telephone: 0300 303 8873
Email:
Catherine.Fenghour@Rochdale.Gov.UK
Our ref: 24/00652/DOC
Enquiries to: Catherine Fenghour
Direct Line: (01706)924376
Date: 25 July 2024

Mr Ian Chapman
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:	24/00652/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 3 (materials) and 4 (windows and doors) on planning permission 24/00130/FUL
Location:	Hopwood Hall College , Rochdale Road, Middleton, Rochdale, M24 6XH

Your application for approval of details reserved by conditions has been dealt with and the details are set out below:

Conditions and Reasons:

Condition complied with: recommend for discharge:

- 3 Prior to their use on site, details of the external facing materials and finishes to be shall be submitted to and approved in writing by the Council as Local Planning Authority. For the avoidance of doubt, notwithstanding the details on drawing no. 00512 Rev P02 (The Barn - Elevations) metal cladding to the barn is not approved and timber cladding shall be used instead. The development shall be constructed in accordance with the agreed details and retained as such thereafter.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity and to protect the setting of Grade II* Hopwood Hall in accordance with polices P1, P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

For the avoidance of doubt, the following details have been approved:

- HAT-SEV-XX-DR-A-00512 P04
- HAT-SEV-XX-DR-A-03005 C01
- HAT SEV-XX-ZZ-DR-A-04001 C01
- HAT SEV-XX-00-DR-A-00530 P01
- Russwood Scotlarch cladding

Condition complied with: recommend for discharge:

- 4 No above ground works shall take place until a scheme for the full specification of the windows and doors have been submitted to and approved in writing by the Local

Planning Authority. The specification shall include, at a scale of not less than 1:20 the longitudinal and cross sectional detailing with the depth of the reveal shown, cill and lintel detailing and means of opening together with any finished treatment. The window and doors shall be installed in accordance with the approved specification prior to first occupation and retained thereafter.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity and to protect the setting of Grade II* Hopwood Hall in accordance with policies P1, P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework

Approved details:

- HAT-SEV-XX-DR-A-00512 P04
- HAT-SEV-XX-DR-A-03005 C01
- HAT SEV-XX-ZZ-DR-A-04001 C01
- HAT SEV-XX-00-DR-A-00530 P01

Yours faithfully,

Melanie Hale
Head of Planning Services