



PLANNING AND DEVELOPMENT

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Date: 11 April 2025

FRANK SMITH
JAMES CAMPBELL ASSOCIATES LTD
CAMPBELL HOUSE
173 ROCHDALE RD
FIRGROVE, MILNROW
Rochdale
OL163BN
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/01181/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 3 (Materials), 4 (Window and Doors), 5 (Schedule of Repairs) and 9 (Bat Avoidance Method Statement) of planning permission 23/00400/FUL (Change of use and conversion of existing attached barn to dwelling to form additional living accommodation including alterations to fenestration on front, side and rear elevations)
Location:	Lower Starring Farm , Starring Road, Littleborough, Rochdale, OL15 8HN

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

Conditions and Reasons:

- 3 Notwithstanding any description of materials in the application, no above ground construction works shall take place until samples and / or full specifications of materials to be used externally on the dwellings have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policy P3 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

Decision: The materials as identified in the following plans/documents are approved:

- Letter from James Campbell Associates Ltd. Dated November 2024 (your ref: 23.3257; our ref: 23/00400/FUL). Received email on 20/03/2025.
- Aluminium window and door details. Drawing no: 23.3257.20.

Only the approved materials shall be used on the construction of the development to comply with the requirements of the condition.

- 4 Notwithstanding the details shown on the approved plans and the requirements of condition 2, details of the windows and doors to be utilised in the development hereby permitted, including samples if so required, shall be submitted to and approved in writing by the Local Planning Authority before any such windows and doors are installed. Such details shall indicate, at a scale of not less than 1:20, the longitudinal and cross-sectional detailing, surround, cill and lintel detailing, and means of opening together with any finished treatment. The windows and doors shall be installed in accordance with the approved details before the development is first brought into use and thereafter so maintained.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity and preserving the historic significance of the building in accordance with Policies DM1, P2 and P3 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

Decision: The following plans/documents are approved:

- **Letter from James Campbell Associates Ltd. Dated November 2024 (your ref: 23.3257; our ref: 23/00400/FUL). Received email on 20/03/2025.**
- **Aluminium window and door details. Drawing no: 23.3257.20.**

- 5 Notwithstanding the details shown on the approved plans and the requirements of condition 2 of this permission, no above ground works shall take place until a schedule of repairs has been submitted to and approved in writing by the Local Planning Authority. The work shall be carried out in accordance with the schedule of repairs and rebuilding.

Reason: To protect the significance of the Borough's heritage assets and in the interests of visual amenity, in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The following document is approved:

- **Schedule of Repairs and Refurbishment. By James Campbell Associates Ltd. Ref: 23.3142. Version 2. Dated: November 2024. Received by email on 20/03/2025.**

- 9 No development shall take place until details of a bat avoidance method statement has been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of ensuring the conservation of protected species in accordance with Policy G7 of the adopted Rochdale Core Strategy, the National Planning Policy Framework and the Wildlife and Countryside Act 1981 (as amended).

Reason for pre-commencement condition: Construction works on the site pose a threat to protected species and therefore a scheme needs to be agreed in advance of any works taking place.

Decision: The following documents are approved:

- **Bat Emergence and Re-Entry Surveys (BERS). Dated: 26/08/2024. By Arbtech Consulting Ltd.**
- **Bat and Bird Mitigation and Enhancement Plan. Issue: 1. Dated: 01/07/2024. By Arbtech Consulting Ltd.**

Yours faithfully,

Melanie Hale
Head of Planning Services