



PLANNING AND DEVELOPMENT

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Mr David Hamer
Bradshaw Gass and Hope LLP
2nd Floor, Regent House
Folds Road
Bolton
BL1 2RZ
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/00828/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 3 (gable method statement), 6 (oriel window method statement), 8 (elevation and section drawing), condition 9 - stone sample, condition 11 - lime mortar specification, condition 12 - mortar removal sample panel on listed building consent 23/01379/LBC
Location:	Milnrow Public Library , Newhey Road, Milnrow, Rochdale, OL16 3PS

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

Conditions and Reasons:

Conditions complied with: recommend for discharge

- 3 Prior to any works taking place to dismantle the front gable, a method statement for the dismantling and rebuilding of this feature shall be submitted to and approved in writing by the local planning authority. The method statement shall include a photographic record of the existing, as well as covering the methods for dismantling, storage and protection of retained materials, repair and rebuilding works.

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.

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

- Methodology Statements, dated 19 August 2024
- Method Statement by Maysand
- Recording of stonework details/blocks prior to dismantling, received 23 September 2024

- 6 Prior to any works taking place to dismantle the oriel window, a method statement shall be submitted to and approved in writing by the local planning authority. This shall include details of the method of dismantling, storage and protection of the oriel window during the works and its reinstatement.

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.

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

- Methodology Statements, dated 19 August 2024
- Method Statement by Maysand
- Recording of stonework details/blocks prior to dismantling, received 23 September 2024

- 8 Prior to their installation, large scale details of all new timber windows (1:10 or 1:5) shall be submitted to and approved in writing by the local planning authority. These details shall include the set back from the face, sections through the head, jamb and cill and details and details glazing bars and openers;

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.

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

- Heritage Joinery Solutions - Large drawings with setting out, received 21 August 2024
- Window sections by Maysand, received 21 August 2024

- 9 Samples of all new stone shall be provided on site for inspection and approved in writing by the local planning authority prior to its 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.

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

- Etherow Buff sandstone sample and product data sheet

- 11 Prior to its use, a specification for the lime mortar shall be submitted to and approved in writing by the local planning authority.

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.

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

- Lime mortar mix (3:1 mix Leighton buzzard sand and NHL 3.5 lime)

- 12 All removal of existing mortar shall take place using hand (non-power tools only) unless in the case of a hard cementitious mortar, removal with non-power tools proves impractical. In this case, mortar removal shall take place in accordance with paragraph 150(1) of the approved specification, and a sample panel shall be made available on site and approved in writing by the local planning authority prior to the use of these tools. The works shall then be carried out in accordance with the agreed sample panel.

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.

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

- Stone Sample - cutting out - mortart for brickwork sample - removal of loose stone facings, received 23 September 2024

Yours faithfully,

Melanie Hale
Head of Planning Services