



MARTIN ASHWORTH
JAMES CAMPBELL ASSOCIATES LTD
CAMPBELL HOUSE
173 ROCHDALE RD
FIRGROVE, MILNROW
Rochdale
OL16 3BN
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/00156/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 3 (materials) on planning permission 22/01020/HOUS
Location:	15 Timbercliffe, Littleborough, Rochdale, OL15 9QL

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 specification of materials to be used externally on the extension 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 the development preserves the character and appearance of the conservation area, in accordance with Rochdale Core Strategy policy P2 and the Planning (Listed Buildings and Conservation Areas) Act 1990.

Decision: The details of materials provided on the submitted letter ref: 22.2888 dated January 2023 are acceptable. To comply with the condition, only these materials shall be used in the construction of the external surfaces of the development.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services