ROCHDALE BOROUGH COUNCIL

ECONOMY DIRECTORATE

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Date: 20 November 2020

Eleanor Wood
North West Design Collective
9/10 Cross Street
Preston
PR1 3LT

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION	
Application No:	**20/01188/DOC**
Application Type:	**Approval of detail reserved by condition**
Proposal:	**Submission of details to comply with conditions 3 (materials), 4 (window, door details) and 5 (materials of extension) of planning permission 20/00315/FUL**
Location:	**China City Restaurant , Nelson Street, Rochdale, OL16 1NL**

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 details hereby approved and the requirements of condition 2, no replacement material shall be installed to the external elevations of the building until full product specifications and finish details of the Equitone Linea fibre cement cladding panels, Glazed brick slips, perforated metal window screens 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. Works shall be carried out in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance in the interests of preserving the historic significance of the building in accordance with Policy P2 of the adopted Core Strategy and the requirements of the National Planning Policy Framework and the Planning (Listed Building and Conservation Areas Act) 1990 (as amended).

Officer response:

Product specifications provided are:
o Equitone Linea Fibre Cement Cladding - Finish colour chosen is Pebble and the cladding will include secret fixings and an anti-graffiti.
o Glazed Brick Slips - Chosen product is H & E Smith Eco Glazed Brickslip in Jade.
o Perforated Metal Window Screens - Chosen product is Cadisch MDA Mild Steel Mesh - Perftec - K17 in RAL 1032 "Broom Yellow".

The information provided is sufficient, this condition is therefore satisfied.

4 Notwithstanding any details hereby approved and the requirements of condition 2, no works to replace the windows and the main entrance doors on the north western elevation shall take place until full product specifications of the replacement doors,

door frames and window frames (including elevation and cross sectional drawings) 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. Works shall be carried out in accordance with the approved details. For the avoidance of doubt the window materials shall either be of timber or aluminium and not upvc.

Reason: In order to ensure a satisfactory appearance in the interests of preserving the historic significance of the building in accordance with Policy P2 of the adopted Core Strategy and the requirements of the National Planning Policy Framework and the Planning (Listed Building and Conservation Areas Act) 1990 (as amended).

Officer response;

Product specifications provided are:
o Windows To North Elevation And Bay Window - VEKA PVCu - Halo System 10 Flush Sash Fixed Window, Colour - Anthracite Grey Smooth, Reference: Anth RAL7016
o Dormer Windows - Timber. Colour - RAL7016, To Match PVCu Windows.

o Round Timber Window to East and West Gable Ends - Timber. Colour - RAL6002.
o Main Entrance Door - Technal Cd Commercial Aluminium Door. Double Glazed. Colour - RAL7016.
o Fire Doors - Latham's Steel Security Heavy Galvanised Steel Fire Exit Door - RAL6002 "Leaf Green"

Information relating to the north elevation and bay windows proposes UPVC windows for these elements, UPVC should normally be avoided in Conservation Areas. However, in this instance these elements would be behind the cladding and would not be seen and is therefore acceptable. It should be noted that any exposed windows not covered by cladding should be of timber material.

Given the above, this condition is therefore satisfied.

5 Notwithstanding any description of materials in the application no above ground works shall take place until samples or full details of all materials to be used on the external surfaces of the single storey extension to the rear of the building have first been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: In order to ensure a satisfactory appearance in the interests of preserving the historic significance of the building in accordance with Policy P2 of the adopted Core Strategy and the requirements of the National Planning Policy Framework and the Planning (Listed Building and Conservation Areas Act) 1990 (as amended).

Officer comments;

Product specifications for the extension materials:
o New Render - K Rend Cement Gauged Render, K Rend Silicone Wp (A/01/A1/H) , Finish Textured in Colour - Graphite
o Existing Render - to be repainted Exterior Smooth Trade Paint in Colour RAL 7012

The information provided is sufficient to discharge this condition.

Yours faithfully,



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Signed on behalf of the Council