



PLANNING AND DEVELOPMENT

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Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/01197/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 3 (materials), 4 (windows and doors), 6 (ridge, verges), 7 (schedule of repairs), 8 (masonry cleaning), 10 (rainwater goods), 11 (landscaping plan) and 13 (biodiversity enhancements) on planning permission 21/01437/FUL,
Location:	Tame Barn Farm , Rough Bank, Milnrow, Rochdale, OL16 3QJ

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 buildings 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. For the avoidance of doubt, the submitted details should also include the composition and source of replacement masonry and roof materials and mortar specification. The 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 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 details of materials provided on "External Materials Statement Ref: 1357/EMS Rev. B" dated 22/01/2024 are approved. To comply with the condition, only these materials shall be used in the construction of the external surfaces of the development.

- 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 details of timber/aluminium windows and doors provided on “Barn and House Typical External Door and Window Details Drawing No. 1357/C-701 Rev. A” dated 26/02/2024, “Barn and House Typical External Door and Window Profiles Drawing No. 1357/C-702 Rev. A” dated 26/02/2024, “External Door and Window Opening Arrangement Drawing No. 1357/C-703 Rev. A” dated 09/10/2023, and in the email from Daniel Bramwell to Sam Yuen dated 21/03/2024 are approved. The windows and doors shall be installed in accordance with these details and maintained thereafter to comply with the requirements of the condition.

- 6 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 full details of the ridge, verge and eaves at a scale of not less than 1:20, have submitted to and approved in writing by the Local Planning Authority. The works to the ridge, verge and eaves shall be carried out in accordance with the duly approved details and retained as such thereafter.

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 details provided on “Barn and House Ridge, Verge and Eaves Details Drawing No. 1357/C-401 Rev. A” dated 14/07/2023 are approved. The development shall be carried out in accordance with these details and retained thereafter to comply with the requirements of the condition.

- 7 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 and rebuilding of the workshop building have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt this shall also include details of materials and mortar to be utilised. 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 details provided on the document “Schedule of Repairs and Rebuilding the Workshop Building Ref: 1357/WKSHP Rev. A” dated 10/10/2023 are approved. The development shall be carried out in accordance with the schedule of repairs and rebuilding to comply with the requirements of the condition.

- 8 Notwithstanding any detail shown on the submitted plans or provided with the application submission, no works to clean the existing masonry shall take place until such time as a detailed stone cleaning methodology has been provided and agreed in writing by the Local Planning Authority.

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 details on stone cleaning methodology via gentle water washing as confirmed in the email from Daniel Bramwell to Sam Yuen dated 23/01/2024 are approved. The development shall be carried out in accordance with these details to comply with the requirements of the condition.

- 10 Notwithstanding the details shown on the approved plans and the requirements of condition 2 of this permission, no above ground construction works shall take place until samples and / or full specification of materials to be used for the boundary treatment have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, this shall also include details of gates to be utilised. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details and retained as such thereafter.

Reason: In order to ensure a satisfactory appearance 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 boundary treatment details provided on the “Proposed Site Plan Drawing No. 1357/P-001 Rev. D” dated 09/10/2023 are approved. The development shall be carried out in accordance with these details and retained thereafter to comply with the requirements of the condition.

- 11 (a) Notwithstanding the details shown on the approved plans, the development hereby permitted shall not be occupied until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall include the formation of any banks, terraces or other earthworks, hard surfaced areas and materials, planting plans, specifications and schedules (including planting size, species and numbers/densities), existing plants / trees to be retained and a scheme for the timing / phasing of implementation works .

(b) The landscaping works shall be carried out in accordance with the approved scheme for timing / phasing of implementation or within the next planting season following final occupation of the development hereby permitted, whichever is the sooner.

(c) Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with Policies G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The details provided on the “Proposed Site Plan Drawing No. 1357/P-001 Rev. D” dated 09/10/2023 are approved. The development shall be carried out in accordance with these details to comply with the requirements of the condition.

- 13 The dwellings hereby approved shall not be occupied until such time as a scheme of biodiversity enhancements for the site including, but not limited to, the provision of bird boxes, bird bricks, bat boxes and bat bricks to be situated externally on, or integrated to the fabric of the dwellings hereby approved has been submitted to and

approved in writing by the Local Planning Authority. The duly approved scheme shall be implemented in full prior to first occupation of the dwellings and retained thereafter.

Reason: In the interests of enhancing biodiversity and habitat provision within the site in accordance with Policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The details indicating the retention of the existing tree and the inclusion of one bird box on “Proposed Site Plan Drawing No. 1357/P-001 Rev. D” dated 09/10/2023, and the bat artificial roost blocks/tubes on “Proposed Roof Plan and Bat Habitation Details Drawing No. 1357/P-103 Rev. A” dated 19/07/2022 are approved. The development shall be carried out in accordance with these details and retained thereafter to comply with the requirements of the condition.

Yours faithfully,

Melanie Hale
Head of Planning Services