



PLANNING AND DEVELOPMENT

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Our ref: 23/00862/DOC
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FRANK SMITH
JAMES CAMPBELL ASSOCIATES LTD
CAMPBELL HOUSE
173 ROCHDALE RD
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Rochdale
OL163BN
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/00862/DOC
Application	Approval of detail reserved by condition
Type:	
Proposal:	Submission of details to comply with conditions 3 (door details) and 4 (render and brickwork details) on planning permission 22/01338/FUL
Location:	28 St Marys Gate, Rochdale, OL16 1DZ,

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 No works to the shopfront shall take place until full details of the proposed doors, including sections at a scale of not less than 1:20 to demonstrate the proposed detailing and finishes, have been submitted to and approved in writing by the Local Planning Authority.

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 of materials provided on material specification '22.2942' received 25/01/2024 are acceptable. To comply with the condition, only these materials shall be used in the construction of the external surfaces of the development.

- 4 Notwithstanding any description of materials in the application, no development to the exterior of the building shall take place until details of the rendering and brickwork to be used in the alterations of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

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 of materials provided on material specification '22.2942' received 25/01/2024 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,

Melanie Hale
Head of Planning Services