

APPLICATION NUMBER: 25/00474/VRCON

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.
25/00474/VRCON

CASE OFFICER
Ryan Killeen

DETERMINATION DATE 30.09.2025 **EXT OF TIME**

Address: Further Red Lumb Red Lumb Street Rochdale OL12 7TX

Proposal: Application to vary conditions 2 (plans) and 7 (materials) of planning permission 21/00661/FUL to include metal cladding to the list of building materials for the exterior of the building

PUBLICITY	Weekly list expired?	Y	Site notice expired?	Y
	Neighbour letters expired?	Y	Press Notice expired?	N/A

DELEGATION	Significant departure from local plan?	N	Contrary to national policy?	N
	Applicant a Council Member or officer?	N	Contrary to previous decision?	N
	Major with 10 or more objections and recommending approval?	N	Called in or Planning Panel objection?	N

COMMENTS	Planning Panel comments received?	N
	Neighbour comments received?	N

EIA	Screening opinion completed and saved to Onbase?	N
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CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N/A

RECOMMENDATION	Grant Subject to Conditions
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CHECKED AND SIGNED OFF BY: AC

DATE: 23.09.25

SITE

The application relates to Further Red Lumb, which includes a mostly-constructed dwelling located within the defined Green Belt to the north west of Norden, on Ashworth Moor. The site is surrounded by several farm houses and buildings including Bamford Closes Farm to the south east and Middle Red Lumb Farm to the north west. Access is via an un-adopted highway (Red Lumb Street) which leads from Edenfield Road (A680) north-eastwards to a collection of terraced houses and The Meadows (a development of 30 apartments) before climbing the hillside towards the application site and surrounding farmsteads. The existing dwelling comprises a breeze-block built structure, sited adjacent to a narrow track which runs north west from Red Lumb Street providing access to the nearby fields.

PROPOSAL

The application seeks to vary condition 2 (plans) and 7(materials) under S.73 of the 1990 act to permit the use of alternative materials on the façade of the building (instead of stone as approved under 21/00661/FUL) and other alterations to fenestration.

The materials proposed include a seamed, powder-coated aluminium cladding in anthracite grey and timber cladding.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Adopted Places for Everyone Joint Development Plan (PfE):

Places for People

JP-P1 Sustainable Places

Adopted Rochdale Core Strategy (CS):

SO3	Improving design, image and quality of place
P1	Improving image
P3	Improving design of new development

RELEVANT SITE HISTORY

21/00661/FUL	Demolition of existing dwelling and erection of replacement detached dwellinghouse – Granted STC, November 2021
24/00721/DOC	Submission of details to comply with conditions 3 (contamination), 4 (Highway), 5 (surface water), 6 (site level), 7 (building materials), 8 (1m wall) and 10 (biodiversity) on planning permission 21/00661/FUL – Request Completed

CONSULTATION RESPONSES

- Site Location Plan drawing no. 2016/RH/2
- Site Plan as Existing drawing no. 3486 02

- Site Plan as Proposed drawing no. 3486 03

N/A

REPRESENTATIONS

Letters of notification were sent to all surrounding properties and a site notice was posted in the vicinity of the site. No responses were received.

ANALYSIS

Condition 2 (Plans) and 7 (Materials)

Condition 2 of Planning Permission relates to the approved list of plans, and is not set out for the sake of brevity as the detailed differences are discussed within this report. Condition 7 of the consent reads as follows:

- 7 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 building 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 a satisfactory appearance in the interests of visual amenity in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

The application seeks to revise condition 7 to permit the use of Catnic Urban Steel Cladding in grey in place of stonework; this is in part due to issues arising during the construction of the building which mean that stone is no longer compatible with the method of construction of the building.

Whilst undoubtedly a modern material that is not comparable with the approved stone in its colour or texture, the proposed cladding would still comprise a material which would appear appropriate within the site's agrarian context, and the building's utilitarian design and therefore would maintain the architectural merit of the building, and its contribution to local character.

The changes to the openings would predominantly affect the appearance of the south facing front elevation, but would have a limited impact upon the appearance of the dwelling, which as built appears contemporary with a clear and positive design language.

Overall therefore, the amendments to conditions 2 and 7 are deemed to be in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

For the avoidance of doubt, any changes to other conditions reflected in the decision (including omissions) is in order to take account of any details approved under the application 24/00721/DOC and subsequently carried out.

RECOMMENDATION

GRANT subject to the following conditions:

- 1 The development hereby approved shall be carried out in accordance with the following plans:

- ☐ Site Location Plan drawing no. 2016/RH/2
- ☐ Site Plan as Existing drawing no. 3486 02
- ☐ Site Plan as Proposed drawing no. 3486 03
- ☐ 2024 - 038 - 201D – Ground Floor_DIMs
- ☐ 2024 - 038 - 203D – Elevations

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan, the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 2 The development hereby approved shall not be occupied until such time as the drainage infrastructure associated with the development has been installed in accordance with the Drainage Strategy Report by Design 4 Structures ref. 11171-D4S-ZZ-RP-CE-0001 ref. P02 and the plan Proposed Below Ground Drainage Sketch by Design 4 Structures ref. 11171-D4S-00-ZZ-DR-C-1000 rev. P2.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface water from the site in accordance with Policy G8 of the adopted Rochdale Core Strategy, Policy JP-S4 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 3 The development hereby approved shall be finished in the following external materials:

- ☐ Catnic Urban Steel Cladding in Anthracite Grey
- ☐ Thermowood Cladding
- ☐ Triple Glazed Aluminium windows in RAL 7016
- ☐ Firestone EPDM in Black
- ☐ Aluminium trim in RAL 7016

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 4 The development hereby approved shall not be occupied until such time as the biodiversity enhancement measures as set out in the report "Scheme of Biodiversity Enhancements" by Angela Collinge, dated June 2024 have been installed.

Reason: In the interests of enhancing biodiversity and habitat provision within the site in accordance with Policy G7 of the adopted Rochdale Core Strategy, Policy JP-G8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 5 No boundary treatments, screens, or retaining walls shall be installed until such time as full details of the type, siting, design and materials to be used in their construction has been submitted to and approved in writing by the Local Planning Authority. The approved structures shall be erected in accordance with the approved details thereafter.

Reason: In the interests of amenity and in compliance with Policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 6 No works to install the green roof shall take place until such time as details (including manufacturer, product, construction, finish, planting specification and maintenance and management proposals) of the green roof within the development hereby permitted has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and the green roof shall be provided prior to first occupation of the development.

Reason: In the interests of amenity and in compliance with Policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 7 Notwithstanding the details shown on the approved plans, no development shall take place 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) and a scheme for the timing / phasing of implementation works.

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.

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 Core Strategy Policies G6 and G7, Policies JP-G6 and JP-G7 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any equivalent Order following the revocation and re-enactment thereof, the dwelling hereby approved shall not be altered or extended, and no buildings or structure shall be erected within its curtilage under Schedule 2, Part 1, Classes A, B, C, D, E and F of the above Order except with the prior written approval of the Local Planning Authority.

Reason: In the interests of amenity and in compliance with Policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Procedure Statement

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.

Notes for Applicant:

Report Author Ryan Killeen