



FRANK SMITH
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CAMPBELL HOUSE
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Rochdale
OL163BN
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/00647/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 3 (materials) and 4 (window detail) on planning permission 22/00158/FUL
Location:	2-8 Heywood Road, Rochdale, OL11 3AU

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 building(s) 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 policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: Although the red brick as identified in the supporting letter (you: ref: 21.2578, our ref: 22/00158/FUL. Dated 30th May 2023) would be acceptable to use to infill elevations, it has however been noted work had commenced prior to this application being made. The works include grey breeze blocks being used to infill the gaps rather than bricks as shown in the supporting letter or on the approved plans. The use of breeze blocks is considered to be unacceptable. The Conservation Officer has suggested that a render finish may be considered to be acceptable, however, this will require a new application.

No details of window cills or lintels have been provided. The lintel that has been used to create the opening for the new window on the front first floor elevation is considered to be unacceptable and does not accord with the approved plans. Finally, insufficient details of the door have been provided.

As such, the condition cannot be discharged.

- 4 Details of the windows 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 are installed in the development. Such details shall indicate the reveal depth and surround detailing, and material of proposed windows together with any finished treatment. The windows shall be installed in accordance with the approved details and thereafter so maintained.

Reason: 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: UPVC windows are not acceptable within the Conservation Area. The windows should be fabricated in either timber or aluminium and the frames reduced in thickness so they have a less chunky appearance. Furthermore, the installed window does not accord with the submitted plans. Additionally, insufficient details of the front ground floor window have been provided.

Furthermore to the above, the Conservation Officer has raised concerns about the quality of the workmanship, as the finish appears poor and further detracts from the building.

As such, the condition cannot be discharged.

As noted above, the Conservation Officer has suggested that a render finish may be considered to be acceptable, however, this will require a new application.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services