



PLANNING AND DEVELOPMENT

Melanie Hale
Head of Planning Services

Number One Riverside, Smith Street,
Rochdale, OL16 1XU

Telephone: 0300 303 8873
Email: majid.mir@rochdale.gov.uk
Our ref: 23/00124/DOC
Enquiries to: Majid Mir
Direct Line: 01706 924337
Date: 20 September 2024

Mr Steven Hartley
HPDA
Swallow Barn
Lower Chapel Hill
Hurst Lane
Rawtenstall
BB4 8TB
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/00124/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 3 (materials) on planning permission 21/01467/LBC
Location:	Duffins Cottage, Shawclough Road, Rochdale, OL12 7HL,

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 above ground construction works shall take place until samples and/or full specification of materials to be used in the construction of the building hereby approved shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, this shall include details of:
- o the service runs;
 - o the construction of external walls including details of the masonry and mortar;
 - o the construction of the roof including details of the stone slate and lead detailing;
 - o paving;
 - o rain water goods, soffits and fascias; and
 - o windows and door details at a scale of 1:10 or 1:20, including the longitudinal and cross-sectional detailing, depth of reveal, cill and lintel detailing, and means of opening together with any finished treatment.
- Such details shall include the type, colour and texture of the materials. Development shall thereafter be carried out in complete accordance with the approved details.

Reason: To protect the significance of the designated heritage asset and in the interests of visual amenity, and in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, the National Planning Policy Framework and the Planning (Listed Building and Conservation Areas Act) 1990 (as amended).

Decision: The materials as set out in the following document(s)/plan(s) are approved:

- **Planning statement 2 for discharge of remaining pre construction conditions, dated January 2023 and prepared by Hartley Planning and Development Associates Ltd.**

Only the approved materials shall be used on the construction of the development to comply with the requirements of the condition.

Yours faithfully,

Melanie Hale
Head of Planning Services