



PLANNING AND DEVELOPMENT

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Our ref: 23/00861/DOC
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FRANK SMITH
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CAMPBELL HOUSE
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OL16 3BN
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/00861/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 3 (materials) and 4 (windows and doors) on planning permission 21/00456/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 Notwithstanding any description of materials in the application, no external 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 and finish of the materials. The development shall thereafter be carried out in accordance with the approved details and thereafter so maintained.

Reason: To protect the character and appearance of the Townhead Conservation Area, in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) 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 No works shall take place until full details of the windows and doors, including sections at a scale of not less than 1:20 to demonstrate: the longitudinal and cross-sectional detailing, and means of opening together with any finished treatment, including samples if so required, have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details before the flats are first occupied and thereafter so maintained.

Reason: To protect the character and appearance of the Townhead Conservation Area, in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: Details are required to protect the architectural and historic interest of the building.

Decision: The details of windows and doors 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