



PLANNING AND DEVELOPMENT

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Date: 17 January 2025

Rezwan Razzaq

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/01021/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Discharge of Condition 3 (materials) of planning permission 22/00382/FUL
Location:	35 Whitworth Road, Rochdale, OL12 0RA,

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 shall commence on site until full details of the external materials, including works to the shopfront, have been submitted to, and approved in writing by, the Local Planning Authority. The details shall include, but not limited to, windows, doors, render and natural slate. The materials shall be installed in accordance with the approved details thereafter.

Reason: To protect the significance of the Borough's heritage assets and in the interests of visual amenity, in accordance with Policies P1, P2, P3 and DM1 of the adopted Rochdale Core Strategy Policy, JP-P2 of PfE and the NPPF.

OFFICER RESPONSE: Drawing No: Rev 2 - Proposed Elevations received by the Local Planning Authority on 13th January 2025, has been reviewed and is considered acceptable. The approved materials shall be implemented in complete accordance with the approved details in order to comply with the requirements of the condition.

Yours faithfully,

Melanie Hale
Head of Planning Services