



PLANNING AND DEVELOPMENT

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Mr IAN STOTT
AJ COCKER ASSOCIATES
NEW CENTURY HOUSE
176 DRAKE STREET
ROCHDALE
OL16 1UP
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/01231/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 3 (masonry and roof material), 4 (windows and doors) and 5 (roof lights) on planning permission
	23/00588/HOUS
Location:	110 Church Street, Littleborough, Rochdale, OL15 8AS

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 buildings 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. For the avoidance of doubt, the submitted details should include the composition and source of masonry and roof materials and mortar specification, including samples to be provided on site. 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 and preserving the historic significance of the building in accordance with Policies DM1, P2 and P3 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

Decision:

The details of materials provided on "110 Church St. Material Selection/ Specification Summary" sheet received 10/11/2023 and "supplementary information" received 08/01/2024 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 above ground works shall take place until details of all windows and doors (including their specification, materials, finishes, recesses and opening profile) have been submitted to and approved in writing by the Local Planning Authority. The windows and doors shall be installed in accordance with the duly approved details

before the dwellings hereby approved are first occupied and shall be retained as such thereafter.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity and preserving the historic significance of the building in accordance with Policies DM1, P2 and P3 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework

Decision:

The details of windows and doors provided on "110 Church St. Material Selection/ Specification Summary" sheet received 10/11/2023 and "supplementary information" received 08/01/2024 are acceptable. To comply with the condition, only these materials shall be used in the construction of the external surfaces of the development.

- 5 No roof lights shall be installed until such time as full details of the proposed roof lights have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, all roof lights to be installed on the buildings shall be of a 'conservation style', to sit flush with the roof surface and shall not protrude from the roof plane.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity and preserving the historic significance of the building in accordance with Policies DM1, P2 and P3 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

Decision:

The details of roof lights provided on "110 Church St. Material Selection/ Specification Summary" sheet received 10/11/2023 and "supplementary information" received 08/01/2024 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