ROCHDALE BOROUGH COUNCIL

ECONOMY DIRECTORATE

PLANNING AND DEVELOPMENT
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Our ref: 18/01391/DOC
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Date: 18 January 2019

Mr philip Ives
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First Floor Ashley House
12 Great Portland Street
London
W1W 8QN

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION	
Application No:	**18/01391/DOC**
Application Type:	**Approval of detail reserved by condition**
Proposal:	**Submission of details to comply with conditions 3 and 4 on planning permission 18/00599/FUL**
Location:	**5 Market Place, Middleton, M24 6AE**

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 the proposed works, no remediation works to the stonework and mortar shall take place until full details of the infill material composition and colour, and the method of repair, has been approved in writing by the Local Planning Authority. The remediation works shall thereafter be carried out in accordance with the approved details.

Reason: In the interests of preserving the character and appearance of the Local Interest Building and its setting in accordance with Policies P2 and P3 of the adopted Rochdale Core Strategy, the National Planning Policy Framework and Sections 66 and 72 of the Planning (Listed Building and Conservation Areas Act) 1990 (as amended).

Decision: The materials samples received (Portland Whitbed stone and St. Astier natural hydraulic lime mortar, 3.5 strength, ratio 4.1, washed shard sand) are acceptable. The condition is discharged if the development is carried out in complete accordance with these details.

4 No cill and window re-instatement works shall be undertaken until samples of the proposed replacement stone and window installation have been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out with materials to match the duly approved samples.

Reason: In the interests of preserving the character and appearance of the Local Interest Building and its setting in accordance with Policies P2 and P3 of the adopted Rochdale Core Strategy, the National Planning Policy Framework and Sections 66 and 72 of the Planning (Listed Building and Conservation Areas Act) 1990 (as amended).

Decision: The proposed methodology for the window re-instatement is acceptable. The condition is discharged if the process hereby agreed is followed in full and the new window frame and glass match the existing with a new internal cill to match the existing.

Yours faithfully,



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Signed on behalf of the Council