



PLANNING AND DEVELOPMENT

Melanie Hale
Head of Planning Services

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

Telephone: 0300 303 8873
Email: Claire.Ringwood@Rochdale.Gov.Uk
Our ref: 24/01044/DOC
Enquiries to: Claire Ringwood
Direct Line: (01706) 925844
Date: 10 February 2025

Mr Dennis Burr
Burr Design Associates Limited
1 Top of the Hill. Colden
Colden
Hebden Bridge
HX7 7PJ
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/01044/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Discharge of conditions 3 (downpipes), 4 (windows, doors and openings), 5 (cleaning of oak), 6 (new fixings), 7 (repairs or replacement timbers), 8 (new stone), 9 (render) and 10 (roof coverings) of planning permission 23/00319/LBC
Location:	Tithe Barn , 212 Lower Lane, Rochdale, Rochdale, OL16 4PT

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 Any downpipes and rainwater goods shall be cast iron and finished to match those as existing in all respects. Product specifications and details of rainwater goods to be instated, and any finishes to be applied, shall be submitted to, and approved in writing by, the Local Planning Authority prior to any instatement/application.

Reason: to ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Officer Response: The Materials Report by Burr Design Associates, Ref: 1202-MR-01, received by the Local Planning Authority on 31st October 2024, 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.

- 4 Prior to the instatement of any new windows, doors and openings, full product specifications, elevations and cross sectional details, at a scale of no less than 1:20, shall be submitted to, and approved in writing by, the Local Planning Authority. Any windows and doors to be instated shall match those as existing in respect of material and appearance.

Reason: to ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Officer Response: Drawing No: DSD/01 - Door/Screen Detail, received by the Local Planning Authority on 21st October 2024 and Drawing No: SDD/02 - Steel Door Detail (Kitchen) and Drawing No: SWD/01 - Steel Window Detail (Typical), received by the Local Planning Authority on 16th October 2024, have been reviewed and are considered acceptable. The windows, doors and openings shall be implemented in complete accordance with the approved details in order to comply with the requirements of the condition.

- 5 No development shall commence (including any demolition/removal) until a Method Statement detailing any cleaning treatments to be carried out on any internal oak members has been submitted to, and approved in writing by, the Local Planning Authority. The works shall then be carried out in accordance with the approved Method Statement.

Reason: to ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Officer Response: The Method Statement, Ref: 1202 MS - CFT-IOM, received by the Local Planning Authority on 31st October 2024, has been reviewed and is considered acceptable. The approved cleaning and finishing treatments for internal oak members shall be implemented in complete accordance with the approved details in order to comply with the requirements of the condition.

- 6 No development shall commence (including any demolition/removal) until a Method Statement and product specifications of any new fixings or materials to be attached to any internal oak members has been submitted to, and approved in writing by, the Local Planning Authority. Any fixing methods should ensure that no undue harm is incurred on the significance of any internal oak members. The works shall then be carried out in accordance with the approved method statement.

Reason: to ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Officer Response: The Method Statement, Ref: 1202 MS - FA-EO-NO, received by the Local Planning Authority on 31st October 2024, has been reviewed and is considered acceptable. The approved fixings attached to existing oak and new oak shall be implemented in complete accordance with the approved details in order to comply with the requirements of the condition.

- 7 Prior to the instatement of any repairs/replacement timbers, details shall be submitted to, and approved in writing by, the Local Planning Authority. Any new timbers shall match those as existing in their present location with respect to species.

Reason: to ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Officer Response: The Materials Report by Burr Design Associates, Ref: 1202-MR-01, received by the Local Planning Authority on 31st October 2024, 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.

- 8 No development shall commence (including any demolition/removal) until any new stone to be instated, either to the main fabric of the building or any structures on the property, has been submitted to, and approved in writing by, the Local Planning Authority. The new stone shall be chosen to match the existing in appearance and

density. Any replacement stone shall be pieced in sympathetically using mortar to match the existing in appearance and density.

Reason: to ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Officer Response: The Materials Report by Burr Design Associates, Ref: 1202-MR-01, received by the Local Planning Authority on 31st October 2024, 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.

- 9 No development shall commence (including any demolition/removal) until details of the render to be applied to the exterior elevations has been submitted to, and approved in writing by, the Local Planning Authority. Any render to be instated shall be lime based and specifications of the recipe submitted.

Reason: to ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Officer Response: The Method Statement for Removal of Render & Application of New Lime Render, Ref: 1202-MS-RR-ANLR, received by the Local Planning Authority on 16th October 2024 and the Materials Report by Burr Design Associates, Ref: 1202-MR-01, received by the Local Planning Authority on 31st October 2024, have been reviewed and are 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.

- 10 No development shall commence (including any demolition/removal) until details of the roof coverings to be instated have been submitted to, and approved in writing by, the Local Planning Authority. Any new roof coverings shall be natural slate and chosen to match the existing in geographical origin and appearance.

Reason: to ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Officer Response: The Materials Report by Burr Design Associates, Ref: 1202-MR-01, received by the Local Planning Authority on 31st October 2024 and additional information received by email on 4th February 2025, have been reviewed and are considered acceptable.

The email dated 4th February 2025 suggests two options, the Local Planning Authority are satisfied with both options as the condition wording makes allowance for re-use or full replacement of roof coverings.

Whilst not strictly a condition requirement, it would be appreciated if the applicant could advise the Local Planning Authority upon completion of the methodology chosen so we can hold these details on file as part of the historic record, ideally with a brief photographic survey.

Should Option 2 be taken forward (existing slates to be retained and re-laid and replacement slates to match the existing), the Council's Conservation Design Officer would be happy to view the samples on site as necessary.

Yours faithfully,

Melanie Hale
Head of Planning Services