



PLANNING AND DEVELOPMENT

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Frank Smith
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Firgrove, Milnrow
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United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/00755/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 3 (material specification) on planning permission 23/01074/HOUS
Location:	17 Smithy Nook, Littleborough, Rochdale, OL15 9NF

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 specifications of materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, such details shall include the type, colour and texture of the materials and, where stonework is proposed, a one metre square freestanding panel of stonework showing the type of natural stone, coursing, jointing and mortar mix and finish. Where masonry detailing is required, details drawn at a scale of not less than 1:20 shall also be submitted. The development shall be carried out in accordance with the approved details.

Reason: In the interests of amenity and in compliance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The proposed materials comprising 'Natural Yorkshire stone walls' and 'Natural stone tiles' are acceptable. The development shall be carried out in accordance with these materials to comply with the requirements of the condition.

Yours faithfully,

Melanie Hale
Head of Planning Services