ROCHDALE BOROUGH COUNCIL

ECONOMY DIRECTORATE

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Date: 4 March 2021

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	**21/00209/DOC**
Application Type:	**Approval of detail reserved by condition**
Proposal:	**Submission of details to comlpy with condition 3 (Window and Door Details) of planning permission 19/0917/FUL**
Location:	**99 Yorkshire Street, Rochdale, OL16 1DW**

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 take place until full details of the windows and doors, including sections at a scale of not less than 1:20 to demonstrate: the longitudinal and cross-sectional detailing, and means of opening together with any finished treatment, including samples if so required, have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details before the flats are first occupied and thereafter so maintained.

Reason: To protect the character and appearance of the Rochdale Town Centre Conservation Area, in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: Details are required to protect the architectural and historic interest of the building.

Officer response;

As per the Consultation Response for the original permission, as the property is located within the Town Head Conservation Area it is expected that the window frames and doors are constructed of aluminium, steel or timber to ensure they are of a quality befitting the designated heritage asset.

Subsequently, the information provided does not satisfy the requirements of this condition.

Yours faithfully,



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Signed on behalf of the Council