



PLANNING AND DEVELOPMENT

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Mrs Caroline Tamworth
Caroline Tamworth Planning
39 Lee Street
Uppermill
Oldham
OL3 6AE

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	25/00599/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 5 (windows and doors) on planning permission 21/01390/FUL
Location:	116-118 , Drake Street, Rochdale, Rochdale, OL16 1QA

Your application for approval of details reserved by condition(s) has been dealt with and the details are set out below:-

Conditions and Reasons:

- 5 Notwithstanding any description in the application, no above ground works shall take place until full product specifications for the windows, external doors and detailed design of the window and door reveals, at a scale of not less than 1:50, have been submitted to and approved in writing by the Local Planning Authority. The windows and doors shall be installed in accordance with the approved details thereafter.

Reason: To protect the significance of the Borough's heritage assets and in the interests of visual amenity, in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The following details of windows and doors are accepted:

- **Marked-up plan dwg. 6 of 7 (Front and Rear Elevations) received 04/09/2025**
- **Marked-up plan dwg. 7 of 7 (Side Elevations) received 04/09/2025**
- **Framex Quotation Number 17262 dated 15/08/2025**
- **Door 6 Image received 04/09/2025**

The development shall be carried out in accordance with the approved details in order to comply with the requirements of the condition.

Yours faithfully,

Melanie Hale
Head of Planning Service