



PLANNING AND DEVELOPMENT

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Mr Steven Hartley
HP & DA Ltd
Swallow Barn
Lower Chapel Hill
Hurst Lane
Rawtenstall
BB4 8TB

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	25/00289/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 3 (materials secured), 9 (Engineering Report) and 11 (finished floor levels) on planning permission 24/00225/FUL
Location:	Harwood Fields Farm, Castle Hill Road, Heywood, BL9 6UL,

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 works to the elevations or roof of the building shall take place until samples (on site) and 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, including:

- Windows to be timber or aluminium
- Doors to be timber
- Roof lights to be conservation style (set flush with roof)
- Rainwater goods to be cast metal painted black
- Cladding to be timber such as larch
- Roof to be natural slate

Such details shall include the type, colour and texture of the materials and samples shall be displayed on the site for inspection. The development shall be carried out in accordance with the approved details.

Reason: Insufficient details have been submitted with the application, and in the interests of amenity and in compliance with policies P1, P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Officer Response:

The proposed materials;

- **Natural blue slate to roof**

- Cast iron rainwater goods painted black
- Velux conservation style roof light
- Windows in aluminium frames
- External doors - vertically slatted in aluminium to match the windows

Are considered acceptable and approved. The development shall be carried out in accordance with the approved materials.

- 9 No works to the elevations of the building (except demolition) shall take place until plans to show the extent of necessary rebuilding and repair works having regard to the submitted Engineering Report 9179 ref 24.11.2024 MP/CH - Prepared by Michael Pooler Associates Limited have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: Insufficient detail is provided on the submitted drawings, and in order to comply with Green Belt policy G4 of the Rochdale Core Strategy, JP-G9 of Greater Manchester Places for Everyone and the National Planning Policy Framework.

Officer Response:

Following submission of the Engineering Report 9179 ref 24.11.2024 MP/CH - Prepared by Michael Pooler Associates Limited and the supplementary information provided in the Planning statement, showing the western elevation wall at photograph 093, sufficient information is provided to know the level of necessary rebuilding and repair works required to the building. The submitted information is therefore acceptable and approved.

- 11 No works to the elevations of the building (excluding demolition) shall commence until full details of existing and proposed ground levels and proposed building finished floor levels (all relative to ground levels adjoining the site) shall have been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plan(s). The development shall be carried out strictly in conformity with the approved details.

Reason: To protect the appearance of the locality and in the interests of the amenities of local residents.

Officer Response:

No details of proposed ground floor levels and proposed building finished floor levels are provided. It is noted the commentary in the planning statement saying no alterations to floor plans are proposed. If this is the case, the application would not be built in accordance with the approved plans and would block a doorway, as well as not providing clarity of ground level to the newly erected amenity area located adjacent to the property. The condition is therefore not discharged.

Yours faithfully,

Melanie Hale
Head of Planning Services