

Officer Report

Case Reference: 25/01100/DOC
Location: Silver Hill Farm And Plot W Of Kingsway Business Park
Broad Lane And Lower Lane Rochdale OL16 4PT
Proposal: Discharge of conditions 3 (materials), 4 (windows and doors),
8 (schedule of repairs), 11 (boundary treatment) and 12
(structural reports/schedule of repairs) on planning permission
22/00999/LBC
Recommendation: Split
Officer: Claire Ringwood

Condition(s) (5)

- 3 Before their use on site, samples of all the materials to be used in the construction of the external surfaces of the development hereby permitted shall be approved in writing by the local planning authority. Details shall include but not limited to door and window details, sample bricks and panels, mortar specification, details of window surrounds (including thickness), PV panels, paint colours for doors and canopies and rainwater goods. The development shall be carried out and thereafter maintained in accordance with the details approved unless otherwise agreed in writing by the Local Planning Authority. Reason: These details are required due to insufficient information being contained within this submission and in the interests of visual amenity and ensuring the new development responds positively to the Listed building, its setting, local context and character, in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Officer Response:

The following documents submitted on 19th February 2026 have been reviewed:

- External Materials Statement by HNA Architects, Date: July 2025, Ref: 1517/EMS
- Mortar and Pointing Specification by HNA Architects, Date: July 2025, Ref: 1517/MPS
- Email from HNA Architects dated 15th April 2026
- Door details – Not discharging at this point for reasons set out in condition 4;
- Windows details – Acceptable;

- **Sample bricks and panels – Furness brick – type/blend ‘Ember Grey’, imperial size 73mm x 230mm, English Garden Wall and dark grey/charcoal coloured mortar are acceptable;**
- **Mortar specification – Acceptable;**
- **Details of window surrounds (including thickness) – N/A**
- **PV panels – N/A**
- **Paint colours for doors, canopies and rainwater goods – Acceptable;**
- **Paint colours for canopies – N/A**

The condition cannot be fully discharged until all the areas set in the condition have been satisfied.

- 4 Before their use on site, full, large scale drawings of windows, doors, eaves, verges and fascias, cills and lintels shall be submitted to and agreed in writing by the local planning authority. The drawings shall include product specifications, cross sections, elevations and finished treatment. Features shall be installed in accordance with the details as agreed.

Reason: In order to preserve the historic fabric and architectural quality of the listed buildings in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, the National Planning Policy Framework and the Planning (Listed Building and Conservation Areas) Act 1990 (as amended).

Officer Response:

The following documents have been reviewed:

- **Drawing No: 1517/C-401 Rev B – Farmhouse and Barn – Proposed Eaves Details**
- **Drawing No: 1517/C-402 Rev B – Farmhouse and Barn – Proposed Verge Details**
- **Drawing No: 1517/C-415 – Farmhouse – External Door/Window Opening Arrangement**
- **Drawing No: 1517/C-416 – Barn – External Door/Window Opening Arrangement**

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- **Drawing No: 1517/C-411 Rev C – Farmhouse and Barn – Mullioned Window Details**
- **Drawing No: 1517/C-412 Rev C – Farmhouse & Barn – Non-Mullioned Window Details**
- **Drawing No: 1517/C-413 Rev A – Extension to Barn – Window Details**

- **Drawing No: 1517/C-414 Rev A – Farmhouse & Barn – External Door/Window Profiles**

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- **Windows – Acceptable (plans confirm that the ironmongery will be black);**
- **Doors – Further details are required before this condition can be discharged. There is only one indicative door type shown in the materials pack. Details of all doors should be provided. These doors should be appropriate to both the farmhouse and barn in terms of age, material and design;**
- **Eaves – Acceptable;**
- **Verges - Acceptable;**
- **Fascias – Not applicable;**
- **Cills – This condition cannot be discharged in full. The timber cills internally are acceptable. The plans state that if additional stonework is needed, this will be cast stone. This is not considered to be acceptable. A natural stone should be used for window surrounds;**
- **Lintels - This condition cannot be discharged in full – as above for cills.**

The condition cannot be fully discharged until all the stages set in the condition have been satisfied.

- 8 A schedule of internal repairs and finishes to be carried out to the existing buildings shall be submitted to and agreed in writing by the local planning authority. The repairs and finishes shall be carried out as agreed.

Reason: To ensure that internal works are appropriate, in accordance with policy P2 of the adopted Rochdale Core Strategy.

Officer Response: The Schedule of Repairs Response, Rev A (24/03/2026) by HNA Architects, Project No: 1517, Date: 27/10/2025, received by the Local Planning Authority on 25th March 2026 has been reviewed.

This condition cannot be discharged as further details are required. While the principle of internal insulation has been agreed, this condition cannot be discharged in full as a specification for the insulation and wall build up is required. For the avoidance of doubt, the insulation plaster finish must be fully breathable.

Existing internal features should be retained and reused where possible and this should be shown on the plans. Details of new features, such as architraves, skirting boards and picture rails will also need to be provided.

- 11 Before their use on site, details of boundary treatments to be used shall be submitted to and agreed in writing with the local planning authority. The development shall proceed in accordance with the details as agreed.

Reason: To ensure satisfactory appearance in accordance with policy P2 of the adopted Rochdale Core Strategy.

Officer Response: Drawing No: 1517-C-001 – Proposed Site Plan (with Boundary Treatments), received by the Local Planning Authority on 19th February 2026, has been reviewed and is considered acceptable. The approved boundary treatments shall be implemented in complete accordance with the approved details in order to comply with the requirements of the condition.

- 12 Before being carried on site, updated structural reports and schedule/methodology for repair and rebuilding works for all buildings to be retained shall be submitted to and agreed in writing by the local planning authority. The works shall be carried out in accordance with the details as agreed.

Reason: To ensure that the schedule of repair and rebuilding works is accurate at the time of implementation, to ensure that the heritage assets are conserved and enhanced in accordance with policy P2 of the adopted Rochdale Core Strategy.

Officer Response:

The following plans and documents have been reviewed and are considered acceptable:

- **Structural Repairs & Methodology by Edge Civil & Structural Consultancy, Date: 28 October 2025, Job No: 5410**
- **Drawing No: 020 Rev P1 – Barn Ground Floor Layout with Temporary Works**
- **Drawing No: 022 Rev P1 – Barn Roof Layout with Temporary Works**
- **Drawing No: 023 Rev P1 – Farmhouse Ground Floor Layout with Temporary Works**
- **Drawing No: 024 Rev P1 – Farmhouse First Floor Layout with Temporary Works**
- **Drawing No: 025 Rev P1 – Farmhouse Roof Layout with Temporary Works**

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- **Drawing No: 006 Rev P3 – Barn – Elevations Sheet 1**
- **Drawing No: 007 Rev P2 – Barn – Elevations Sheet 2**
- **Drawing No: 016 Rev P1 – Farmhouse – Elevations Sheet 1**

- **Drawing No: 017 Rev P1 – Farmhouse – Elevations Sheet 2**

Received on 25th March 2026

The approved measures shall be implemented in complete accordance with the approved details in order to comply with the requirements of the condition.

Other Matters

The elevations submitted as part of Condition 4 show a different arrangement for windows and doors. This cannot be dealt with by discharge of condition and a new Listed Building Consent/Non-Material Amendment will be required.