ROCHDALE
BOROUGH COUNCIL

# Officer Report

**Case Reference:** OTH/2025/1194
**Location:** 1 Drake Street, Rochdale, OL16 1RE
**Proposal:** Submission of details to comply with conditions 3 (windows and doors), 4 (secondary glazing), 6 (gas electric meters) and 10 (ecology) on planning permission 25/00314/FUL
**Recommendation:** Approve
**Officer:** Anna Hayes

**Condition(s)** (4)

3 Notwithstanding the details shown on the approved plans and the requirements of condition 2 of this permission, no external works shall take place until details of all new windows, doors and conservation style roof lights (including their specification, materials, finishes, recesses and opening profile) have been submitted to and approved in writing by the Local Planning Authority. All new windows shall be fabricated in timber. Where existing windows are to be repaired, this shall include details of the methodology of repairing such windows. The windows, doors and roof lights shall be installed in accordance with the duly approved details and retained as such thereafter.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity and preserving the historic significance of the building in accordance with Policies DM1, P2 and P3 of the adopted Rochdale Core Strategy, Policy JP-P2 of the Places for Everyone Joint Development Plan and the requirements of the National Planning Policy Framework.

**Decision: The details shown on drawing BM/0125/DRAKE/ PL19 rev A (windows and door details), and details within the Conservation Response March 2026, received 12 May 2026, are accepted.**

**Windows – Timber vertical sliding sash in lime white, RAL 1014, satin finish with 14mm double glazed units with shift assisted steel weights fitted inside the window frames**

**Internal doors – Timber framed, plywood faced door - 6 Panel Type with American White Oak Veneer, Close Grained, Satin Finish,**

**Roof lights - FAKRO FPP-V/C P2 conservation windows - Pine double glazed dual top hung conservation window with laminated**

**glass with sash bar down the middle of the window in colour black (RAL 9005)**

**To comply with this condition, only these materials shall be used in the approved development.**

4 No development shall take place until full details of the works to install internal secondary glazing to the existing windows 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 buildings are first occupied and thereafter so maintained.

Reason: To protect the architectural and historic interest of the listed building and 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, Policy JP-P2 of the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

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

**Decision: The details shown on drawing BM/0125/DRAKE/ PL19 rev A (windows and door details), and details within the Conservation Response March 2026, received 12 May 2026, are accepted.**

**To comply with this condition, only these materials shall be used in the approved development.**

6 Notwithstanding the details submitted, no gas or electric meters shall be fitted externally on the building until full details and specifications of any such meter boxes have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details before the first occupation of any of the units hereby permitted.

Reason: To protect the architectural and historic interest of the listed building and 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, Policy JP-P2 of the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

**Meters are to be fitted internally in an internal cupboard and therefore this condition is not applicable.**

10 The development hereby approved shall not be occupied until such time as a scheme for three swift boxes has been submitted to and approved in writing by the Local Planning Authority. The swift boxes shall be installed in accordance with the approved details prior to the occupation of the development.

Reason: In the interest of biodiversity and in accordance with Policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

**Decision: The details shown within the submitted Cover Letter prepared by Paul Butler Associates dated 28.11.2025 (ref. 24.2078), namely three 'Vivara Pro WoodStone' Swift Nest Boxes to be installed to the rear of the building in the locations shown/identified are accepted. The swift boxes shall be installed in accordance with the approved details prior to the occupation of the development.**