

Officer Report

Case Reference: 25/01168/DOC
Location: BAR HOUSE, HALIFAX ROAD, LITTLEBOROUGH, OL15 0LG
Proposal: Submission of details to comply with conditions 3, 4 and 5 on planning permission 24/00258/FUL
Recommendation: Approve
Officer: Sam Yuen

Condition(s) (3)

- 3 Notwithstanding any description of materials in the application, no above ground construction works shall take place until samples and / or 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. For the avoidance of doubt, such details shall include the type, colour and texture of the materials and, where stonework is proposed, a one metre square freestanding panel of stonework showing the type of natural stone, coursing, jointing and mortar mix and finish. The development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and to protect the significance of the Grade-II listed building, in compliance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, Policies JP-P1 and JP-P2 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

Decision: The details of stonework, Ashley 140mm Sandstone in grey/mixed colour supplied by Dennis Gillson and Son (Haworth) Ltd, and roof tiles, Aged Natural Yorkshire stone slates in coarsed layers, supplied by TrueStone/Yorkshire Stone (Honley, West Yorkshire), are acceptable. The development shall be carried out in accordance with these materials to comply with the requirements of the condition.

- 4 Notwithstanding any description of materials in the application, no above ground construction works shall take place until samples and / or full specification of materials of the proposed doors, windows, soffits, eaves, verges and ridge have been submitted to and approved in writing by the Local Planning Authority. Such details shall include detailed elevation and

cross-section drawings at a scale of no less than 1:50, and the type, colour and texture of the materials. For the avoidance of doubt, the windows shall be of timber construction. The development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and to protect the significance of the Grade-II listed building, in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, Policies JP-P1 and JP-P2 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

Decision: The proposed materials comprising "Accoya windows in off-white supplied by Greenage Windows", window section plan received 14/06/2026 and "Accoya side-hung garage door supplied by Greenage Windows" are acceptable. To comply with the requirements of the condition, the development shall be carried out in accordance with the approved details.

- 5 Notwithstanding any details hereby approved, no above ground works shall take place until full details of all rainwater goods including materials, method of support, design and surface finish have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the rainwater goods shall be of metal construction. Development shall be carried out in accordance with the approved scheme and retained as such thereafter.

Reason: In the interests of visual amenity and to protect the significance of the Grade-II listed building, in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, Policies JP-P1 and JP-P2 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

Decision: The proposed materials comprising "Contemporary Extruded Aluminium Rainwater System by Rainwater Direct Ltd" and "Moulded Ogee System, Traditional Round Downpipes and Georgian Square & Rectangular Downpipes, all by Guttercrest" are acceptable. The development shall be carried out in accordance with the approved details and retained as such thereafter.