

Planning

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P O Box 532 Town Hall
Manchester M60 2LA

Dr Tanya Beaumont
11 Egerton Road North
Manchester
M21 0SE

Date: 26 April 2022

Dear Sir/Madam,

Application under Section 96a of the Town & Country Planning Act 1990 (as amended) for a Non-Material change to a planning permission

Application No: 133235/NMC/2022

Description: Non-material amendment to planning approval reference 114304/FH/2016 to amend the design of the balustrade to rear roof terrace

Location: 11 Egerton Road North, Manchester, M21 0SE

I refer to your application for a non-material amendment to planning permission reference .

The proposed amendments relate to changes to the finish to the balustrade and privacy screen to the external terrace from that detailed within the planning permission through the use of directional vertical fins.

Following an assessment of the details submitted, the Council can confirm that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will have no significant material impact upon the appearance on the development within the street. It is also considered that the proposals would not have any impact on the amenity of any existing or future residential properties or on the visual amenity of the wider local area.

Therefore I can confirm that the proposed amendments are hereby **approved**.

It should be noted that this letter of consent does not supersede the decision notice attached to planning permission . These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Proposed section, 2nd floor plan, proposed elevation to Egerton Road North 1049 05 Rev A, stamped as received 26th October 2016;

Proposed elevations and roof plan 1049 05 rev A, stamped as received 26th October 2016;

Proposed site context drawing 1049 06 stamped as received 26th October 2016.

The balustrade and privacy screen as detailed within the submitted drawings and visualisations received by the City Council as local planning authority on the 17th and 29th March 2022

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

4) Prior to first use of the roof terrace hereby approved, the balustrade and privacy screen as detailed within the submitted drawings and visualisations received by the City Council as local planning authority on the 17th and 29th March 2022 shall be installed and be retained in perpetuity.

Reason - In the interests of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and policies DM1, and SP1 of the Core Strategy.

Should you wish to discuss the matter further, please contact Robert Griffin using the details above.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

Julie Roscoe
Director of Planning, Building Control & Licensing