

Planning

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Mr Chris Rodgers
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Date: 18 January 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: 132593/NMC/2021

Description: Non-material amendment application to planning approval reference 128983/FH/2020 in order to change the cladding material to the dormer walls

Location: 2 Glencross Avenue, Manchester, M21 9NF

I refer to your application for a non-material amendment to planning permission reference 128983/FH/2020.

Following an assessment of the details and plans submitted, it is confirmed that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed changes will have no material impact upon the previously approved scheme and the works will not adversely affect visual or residential amenity within the area or will they have any significant material impact upon the overall quality of the development

The proposed amendments relate to replacement of the approved zinc-cladding material to the dormer walls and replacement with dark grey hanging tiles to match the existing, which allow for improvements to the external appearance of the dormer.

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 128983/FH/2020. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 128983/FH/2020 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

3) The development hereby approved shall be carried out in accordance with the following drawings and documents received on the 23rd of December 2021:

Application form

Proposed Elevations: Drawing Ref: 20-0010-128984 - 7 of 8 Rev P4

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

4) The development hereby approved shall be implemented in accordance with the materials as set out in the drawing received on the 23rd of December 2021:

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Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, pursuant to policies SP1 and DM1 of the Core Strategy.

Should you wish to discuss the matter further, please contact Linda Marciniak 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