



Planning

Linda Marciniak
Telephone: 0161 234 4636
linda.marciniak@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

Mr Elliot Denby
BTP Architects
Elizabeth House
486 Didsbury Road
Stockport
SK4 3BS

Date: 14 December 2021

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: 132273/NMC/2021

Description: Non Material Change to planning permission 124597/FO/2019 to allow removal of coping stones to parapet along front elevation and amend roof line to rear of building

Location: 29, 31, 41, 47 & 49 Hall Lane, Manchester, M23 1AQ

I refer to your application for a non-material amendment to planning permission reference 124597/FO/2019.

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 removal of front parapet and amendments to the rear roof line which allow for improvements to the external appearance, condition and longevity of the building.

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 124597/FO/2019. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 124597/FO/2019 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:

Application form

Drawing Ref: HL-BTP-01-E-DR-A-3966_214 - Existing Elevations
Drawing Ref: HL-BTP-01-E-DR-A-3966_215 - Proposed Elevations

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

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', with a stylized, cursive script.

Julie Roscoe
Director of Planning, Building Control & Licensing