



Planning

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P O Box 532 Town Hall
Manchester M60 2LA

Mrs Magdalena Haener
Pride Road Manchester South
110 Great Stone Road
Manchester
M16 0HD

Date: 25 August 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: 131184/NMC/2021

Description: Non Material Amendment to planning permission 128275/FH/2020 to allow elevational alterations

Location: 22 Ashwood Avenue, Manchester, M20 2ZB

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

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.

The proposed amendments consist of:

The side slit window depth is reduced to 450mm, the front support columns to the flat roof are removed, the external finish to the rear and side (South) elevation is changed to face brickwork.

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:

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

Proposed floor plans 10A, stamped as received 27th July 2021;

Proposed sections and side elevation 11A, stamped as received 27th July 2021;

Proposed elevations 12A, stamped as received 27th July 2021.

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.

Should you wish to discuss the matter further, please contact Melanie Tann 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