

Planning

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Mr Jeff Cowan
Building Design Services
10 Harpford Close
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Date: 16 May 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: 133506/NMC/2022

Description: Non material amendment to planning permission referenced 132243/FH/2021 to allow elevational alterations to the front

Location: 2 Tyndall Avenue, Manchester, M40 9PH

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

The proposed amendments relate to minor elevational alterations to the front of the proposed part single part two storey side extension consisting of: the replacement of the originally proposed window to a door and side panels.

Following an assessment of the details and plans submitted, I can confirm 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 not have any significant or detrimental impact upon residential and visual amenity or the character of the 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 drawing numbered '03 REV C & 04 REV C', stamped as received by the City Council as Local Planning Authority on the 20th April 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.

Should you wish to discuss the matter further, please contact Adam Mitchell 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