MANCHESTER CITY COUNCIL

Planning

Robert Tyrer
Telephone: 0161 234 4068

P O Box 532 Town Hall
Manchester M60 2LA

Mr Ian Grainger
Blu Room Architecture
7 Riverton Road
Manchester
M20 5QH

Date: 28 August 2019

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: 124304/NMC/2019
Description: Non material amendment to planning approval reference 122304/FH/2019 to allow amended location of light-well to the side of the property
Location: 4 Veronica Road, Manchester, M20 6SU

I refer to your application for a non-material amendment to planning permission reference 122304/FH/2019.

Following an assessment of the details submitted, I 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 both the character and appearance of the dwelling house or upon visual amenity.

The proposed amendments relate to creating an additional lightwell to the side of the basement.

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 122304/FH/2019. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 122304/FH/2019 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 must be begin no later than 03.04.2022.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

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

05 stamped as received by the City Council as Local Planning Authority, on the 01.04.2019

04 Rev A stamped as received by the City Council as Local Planning Authority, on the 23.08.2019

18-3261 SE01 * stamped as received by the City Council as Local Planning Authority, on the 07.01.2019

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 Robert Tyrer using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing