MANCHESTER CITY COUNCIL

Planning

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Mr Keven Lester
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Date: 21 October 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: 125129/NMC/2019
Description: Application for Non Material Amendment to planning approval 117404/FO/2017 to allow the removal of the previously approved chimney features to east and south elevations
Location: 39A Daisy Bank Road, Manchester, M14 5GP

I refer to your application for a non-material amendment to planning permission reference 117404/FO/2017.

The details of the proposed amendment relate to the omission of a chimney stack to the rear (south) elevation to a previously approved 3 storey extension and its replacement with matching brickwork.

Following an assessment of the details submitted, I can confirm that the proposed amendment is considered to be of a non-material nature and is considered to be acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed change will have no material impact upon the character of the building or upon the visual amenity of nearby occupiers.

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 117404/FO/2017. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 117404/FO/2017 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 stamped as received by the City Council as local planning authority on 11 October 2019:

Non -material amendment application forms;
Location plan Ref: 1403/P.1 Rev. A;
Drawing Ref: No 1 Parkwood South Elevation 1403/P.5A (previously approved drawing);
Preliminary floor plans Ref: 18.CRA.002 201_F;

Preliminary elevations Ref: 18.CRA.002 203 _G;
Roof plan Ref: 18/CRA.002 107_B;
Drawing Ref: No 1 Parkwood South Elevation 1403/P.5A (previously approved drawing).

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 for the City of Manchester.

3) The authorised development shall be undertaken in accordance with the following material, which shall remain in situ thereafter.

i. Roof - Reclaimed grey slate to match the existing roof;
ii. Walls - Clayburn Civic brick (red);
iii. Walls - K-rend Antique White: to be applied to the east elevation as annotated on drawings referenced 1403/P6A received 12 June 2018 (and amended by drawing ref: Preliminary elevations 18.CRA.002 203 _E).

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, as specified in policies SP1 and DM1 of the Core Strategy for the City of Manchester.

Should you wish to discuss the matter further, please contact Carl Glennon using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing