MANCHESTER
CITY COUNCIL

Planning

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P O Box 532 Town Hall
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Mr Michael Horner
23 Hallas Grove
Manchester
M23 0GZ

Date: 21 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: 124326/NMC/2019
Description: Non Material Amendment to application 123106/FH/2019 to allow changes to the roof profile to alter hip to gable
Location: 23 Hallas Grove, Manchester, M23 0GZ

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

The proposal includes a hip to gable roof alteration and increase in eaves height on the extended property.

Following an assessment of the details submitted, I can confirm that the proposed amendments are not considered to be of a non-material nature by the Local Planning Authority. This is due to the increase in the height of the eaves on the extension in addition to the altered hip to gable roof profile which are significantly different to the scheme which was originally approved under application 123106/FH/2019.

Given the significant difference between the approved works and those now proposed, I can confirm that the proposals cannot be determined as non-material under section 96A of the Town and Country Planning Act 1990.

Therefore I can confirm that the proposed amendments are hereby **refused**.

Should you wish to discuss the matter further, please contact Linda Marciniak using the details above.

Yours faithfully,

Julie Roscoe
Director of Planning, Building Control & Licensing