MANCHESTER
CITY COUNCIL

**Planning**

Robert Tyrer
Telephone: 0161 234 4068
r.tyrer@manchester.gov.uk

PO Box 532 Town Hall
Manchester M60 2LA

Mr Adam Scott
Eden Building Design
Great Oak Farm
Mag Lane
Lymm
WA13 0TF

Date: 28 September 2012

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:** 100134/NMC/2012
**Description:** Non Material Amendment for the reduction in ridge height and floor level of single storey extension approved under reference 098624/FH/2012/S2
**Location:** 21 Northen Grove, Didsbury, Manchester, M20 2NL

I refer to your application for a non-material amendment to planning permission reference 098624/FH/2012/S2.

The proposed amendments relates to the ridge height and floor level of the single storey extension.

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 material impact upon the character of the building, the amenity of nearby residents or upon the visual appearance of the conservation 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 098624/FH/2012/S2. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 098624/FH/2012/S2 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 unless otherwise agreed in writing by the City Council as Local Planning Authority:

Drawing 12-34-E02, 12-34-P01 stamped as received 23.02.2012

12-34-P02 -A and 12-344-P03 -A stamped as received 06.08.2012

Design and Access Statement stamped as received 24.02.2012

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policy H2.2 of the Manchester Unitary Development Plan and policy DM1 of the emerging Manchester Local Development Framework Core Strategy Development Plan Document.

Should you wish to discuss the matter further, please contact Robert Tyrer using the details above.

Yours faithfully,



Julie Roscoe
Head of Planning