MANCHESTER
CITY COUNCIL

Planning

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Mr Qais Hamed
254 Withington Road
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Manchester
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Date: 5 March 2013

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: 101538/NMC/2013/N2
Description: Non Material Amendment to planning permission 098416/FH/2012/N2 to allow for reduction in projection of roof and minor amendment to siting of extension
Location: 24 Central Avenue, Levenshulme, Manchester, M19 2EN

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

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with regularising the planning application.

Approve on the basis that the proposed development has an acceptable visual appearance in the locality and is in accordance with saved policies DC1 and DC18 of the Manchester City Councils Unitary Development Plan and policies SP1 and DM1 of the Manchester Core Strategy Development Plan Document and there are no material circumstances to indicate otherwise.

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: location plan drawing no. 24/M19-2EN/ROOF/01 received 4 February 2013, ground floor as built drawing no. 24/M19-2EN/ROOF/02 received 4 February 2013, detailed sectional plan as built drawing no. 24/M19-2EN/ROOF/03 received 4 February 2013, side elevation existing roof overhang and proposed roof cutting back drawing no. 24/M19-2EN/ROOF/04 received 4 February 2013, rear elevation existing roof overhang and proposed roof cutting back drawing no. 24/M19-2EN/ROOF/05 received 4 February 2013, angle side elevation (1) existing roof overhang and proposed roof cutting back drawing no. 24/M19-2EN/ROOF/06 received 4 February 2013, angle side elevation (2) existing roof overhang and proposed roof cutting back drawing no. 24/M19-2EN/ROOF/07 received 4 February 2013, sectional side elevation (1) existing roof overhang and proposed roof cutting back drawing no. 24/M19-2EN/ROOF/08 received 4 February 2013, sectional side elevation (2) existing roof overhang and proposed roof cutting back drawing no. 24/M19-2EN/ROOF/09 received 4 February 2013 and plan of as built and old fence

lines in relation to proposed roof alterations drawing no. 24/M19-2EN/ROOF/10 received 4 February 2013.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to saved policies DC1 and DC18 of the Manchester City Councils Unitary Development Plan and policies SP1 and DM1 of the Manchester Core Strategy Development Plan Document.

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:

Should you wish to discuss the matter further, please contact Nasira Farooq using the details above.

Yours faithfully,



Julie Roscoe
Head of Planning