MANCHESTER
CITY COUNCIL

Planning

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FAO Talat Zeria
HSH Architectural Design Services
428 Cheetham Hill Road
Cheetham
M8 9LE

Our reference **CAP/093227**
Your reference

Date **15 June 2010**

Dear Mr. Zeria

Application 093227/NMC/2010/N1 - Non material change application in respect of application 085868/FO/2008/N1 for elevational alterations to existing showroom including installation of roller shutters, advertising signs and fire exits to existing showroom at 103-105 Cheetham Hill Road, Cheetham, Manchester

I am writing to you following your recent application for a non-material amendment to planning reference number 085868/FO/2008/N1 as detailed above.

Following an assessment of the plans submitted, I can confirm that the proposed amendments are not considered to be of a non-material nature by the Local Planning Authority due to the significant difference between the scheme now proposed and that which was approved under application 085868. Whereas the works proposed on the side (Knowsley Street) elevation under application 085868 show three uniform window openings that were equal distances apart, you are now proposing a completely different elevational treatment on the Knowsley Street elevation. You are now proposing three new shop fronts (with entrance doors) at different locations to the three sets of windows approved previously, and you also want to retain an existing roller shuttered opening in the middle of two of the shop fronts.

Given the significant differences between the approved works and those now proposed, I can confirm that you would need to apply for full planning permission for the proposed works. I can also confirm that you would need to apply for a separate advertisement consent for the new signs as no signage has previously been approved at the property.

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Yours sincerely

pp **Derek Jones**
North Area Planning Group Manager