



Planning

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Manchester M60 2LA

Mr DK Seddon
Howard & Seddon ARIBA
64 Washway Road
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Date: 15 July 2025

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: 143096/NMC/2025

Description: Non-material amendment to amend condition 5 (Materials) of planning permission 128804/FO/2020 to allow for two separate phases of the development

Location: Barclay House, 35 Whitworth Street West, Manchester, M1 5NG

I refer to your application for a non-material amendment to planning permission reference 128804/FO/2020.

Reason 1: The proposal seeks to amend Condition 5 relating to materials to reflect a new phasing approach for the ground floor apartments and rooftop extension.

Reason 2: 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 not result in any significant material alteration to the planning condition.

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 128804/FO/2020. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 128804/FO/2020 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

5) a) Within 3 months of the date of this decision, a materials schedule for the ground floor apartments shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented as part of the development.

b) i) Prior to the commencement of the rooftop extension, a materials schedule for the rooftop extension shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include drawings to illustrate details of full sized sample panels that will be produced (The panel to be produced shall include jointing and fixing details between all component materials and any component panels), details of the

drips to be used to prevent staining and details of the glazing and frames, a programme for the production of the full sized sample panels and a strategy for quality control management;

ii) The sample panels and quality control management strategy shall then be submitted and approved in writing by the City Council as Local Planning Authority in accordance with the programme and drawings as agreed above in part i).

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.

Should you wish to discuss the matter further, please contact James Bridgman using the details above.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

Julie Roscoe
Director of Planning, Building Control & Licensing