



Planning

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Mr Robert Barnes
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Date: 8 August 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: 143586/NMC/2025

Description: Non material amendment to application ref no 139026/FO/2024 to amend the finish to the facades of the penthouse.

Location: Chatsworth House, 19 Lever Street, Manchester, M1 1BY

I refer to your application for a non-material amendment to planning permission reference 139026/FO/2024.

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 139026/FO/2024. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 139026/FO/2024 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

1) Reason 1: Following an assessment of the details and plans submitted, it is confirmed that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed changes will have no material impact upon the previously approved scheme and the works will not adversely affect visual or residential amenity within the area or will they have any significant material impact upon the overall quality of the development

2) Reason 2: The re-wording of condition is required to remove the requirement to apply tiling to the rendered enclosure to the penthouse apartment due to the applicants being unable to secure a warranty for the approved recladding works if they were to apply any additional items on top of the render

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

(a) Site Location Plan PL001 stamped as received on 27-03-24; and

(b) Dwgs PL002, PL004 and BR 002 Rev D

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies DM1, EN3 and CC9, saved UDP Policies DC18.1 and 19.1 and Places for Everyone Policy JP-P2

3) Prior to the commencement of the development hereby approved samples and specifications of the replacement tiles to the main building facade, the render colour to the penthouse, flashing detail and cills 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.

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 pursuant to Core Strategy Policies DM1, EN3 and CC9, saved UDP Policies DC18.1 and DC19.1 and Places for Everyone Policy JP-P2

Should you wish to discuss the matter further, please contact Angela Leckie using the details above.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', with a stylized, cursive script.

Julie Roscoe
Director of Planning, Building Control & Licensing