



Planning

Holly Wright
Telephone: 0161 219 6381
holly.wright@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

Mr Mike Macpherson
Mike Macpherson Architects
38 Reynard Road
Chorlton
Manchester
M21 8DD

Date: 29 January 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: 141880/NMC/2025

Description: Non-material amendment to planning permission 138457/FH/2023 to allow changes to the materials and colour of the ground floor window frames and rear sliding door frames

Location: 43 Whitelaw Road, Manchester, M21 9HG

I refer to your application for a non-material amendment to planning permission reference 138457/FH/2023.

The proposed amendments relate to minor alterations to the design of the proposed single storey side and rear extension and host dwellinghouse, consisting of changing the colour and material of the ground floor side-facing windows and changing the colour of the ground floor rear-facing doors.

Following an assessment of the details and plans submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and are acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed changes will not have any significant or detrimental impact upon residential and visual amenity or the character of the 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 138457/FH/2023. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 138457/FH/2023 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

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

'Application for a Non-Material Amendment Following a Grant of Planning Permission', numbered 'PP-13686675', stamped as received by the City Council as Local Planning Authority on the 10th January 2025

'PROPOSED ELEVATIONS & SECTION. January 2025 NMA Revision', numbered '06 REV D', stamped as received by the City Council as Local Planning Authority on the 10th January 2025

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Core Strategy.

Should you wish to discuss the matter further, please contact Holly Wright 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