



Planning

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Mr David Clifton Burraway
39 Clevedon Road
London
SE20 7QQ

Date: 4 March 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: 142201/NMC/2025

Description: Non-material amendment to planning permission ref: 138720/FO/2023 to allow the repositioning of a kitchen and bedroom No 1 within the ground floor without external alterations

Location: 157 Hamilton Road, Manchester, M13 0PL

I refer to your application for a non-material amendment to planning permission reference 138720/FO/2023.

The proposed non-material amendment would retain the use of 157 Hamilton Road as a as a nine bedroom house in multiple occupation (HMO - sui generis) but would involve:

- i. The transposition of the ground floor kitchen / dining area and bedroom No1;
- ii. The related reconfiguration of internal walls. No external alterations are proposed.

Following an assessment of the details submitted, I can confirm that the proposed amendment is considered to be of a non-material nature and is acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed change will have no material impact upon the character of the development or upon the visual or residential amenity of nearby occupiers.

Therefore, I can confirm that the proposed amendments are hereby approved subject to the following conditions.

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 138720/FO/2023. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 138720/FO/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 drawings and documents and received by the City Council as local planning authority on: 4 December 2024 and 19 February 2025:

Application forms for a non-material amendment following a grant of planning permission
Location plan attached to planning application 138720/FO/2023

Proposed site plan attached to planning application 138720/FO/2023

Proposed Plans: basement, ground floor and first floor dated 19 February 2025

Proposed Plans: second floor and roof dated 19 February 2025

Detailed Container Storage Information Refuse and Recycling Storage (related to appeal decision ref: APP/B4215/W/23/3315981)

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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 for the City of Manchester.

4) Before the first use of the development hereby permitted, the refuse and recycling storage shall be provided in accordance with the document titled 'Detailed Container Storage Information Refuse and Recycling Storage' received with the appeal documents and implemented and maintained in situ thereafter.

Reason - In the interests of residential amenity and to secure appropriate arrangements for the storage and collection of segregated waste and recycling, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester and policy JP-P6 of the Sustainable Development Joint Development Plan Document - Places for Everyone.

5) Before the first use of the development hereby permitted the cycle storage arrangements shall be provided in accordance with the document titled 'Detailed Container Storage Information Refuse and Recycling Storage' received with the appeal documents and implemented and maintained in situ thereafter.

Reason - To ensure that adequate provision is made for cycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport and to comply with policies SP1, T1 and DM1 of the Core Strategy for the City of Manchester.

Should you wish to discuss the matter further, please contact Carl Glennon using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing