MANCHESTER
CITY COUNCIL

Planning

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Mrs E Caunce
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Date: 21 November 2024

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: 141346/NMC/2024
Description: Non material amendment to planning permission referenced 139195/FH/2024 to allow elevational and roof alterations
Location: 65 Meltham Avenue, Manchester, M20 1FE

I refer to your application for a non-material amendment to planning permission reference 139195/FH/2024.

The proposed amendment relates to minor changes to the previously approved scheme which result in a reduced footprint, lowering of proposed roof, replacement of the Juliette balcony with just a window in the same location, a slight increase to two non habitable obscureley glazed windows and omit one small window to the front elevation. These changes require the amendment to the wording within condition number 2 the specified plans condition.

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 change will not result in any significant or material alterations to the primary planning permission.

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 139195/FH/2024. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 139195/FH/2024 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:
PL01 Rev B-Proposed floor plans Received 22nd October 2024
PL02 Rev C- Proposed Elevations Received 29th October 2024

SP01 Rev B- Proposed Site Plan Received 22nd October 2024

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 Janet Lawless using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing