



MANCHESTER  
CITY COUNCIL

**Planning**

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Date: 19 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:** 141492/NMC/2024

**Description:** Non-Material Amendment to amend condition 2 (Approved plans) and 9 (Materials) of planning permission 074883/FO/2005/N1 to replace the timber and metal cladding materials approved with non-combustible alternatives.

**Location:** Barton Place, 3 Hornbeam Way, Manchester, M4 4AT

I refer to your application for a non-material amendment to planning permission reference 074883/FO/2005/N1.

The proposed amendments relate to a change to the approved cladding material from the approved materials to non-combustible cladding.

Following an assessment of the physical sample and details submitted, it is confirmed that the proposed amendments are considered to be a material change to the planning approval.

The City Council is not satisfied that the proposed changes would not have an impact upon the amenity and visual appearance of the building and surrounding area.

As such the proposal cannot be determined as non-material under section 96A of the Town and Country Planning Act 1990.

Therefore I can confirm that the proposed amendments are hereby **refused**.

Should you wish to discuss the matter further, please contact Jack Naven using the details above.

Yours faithfully,

Julie Roscoe  
Director of Planning, Building Control & Licensing

