



Planning

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P O Box 532 Town Hall
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Mr Eu Weng Ang
6 Semington View
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Date: 8 August 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: 140515/NMC/2024

Description: Non Material Amendment to planning permission 133221/FH/2022 to allow addition of single door to side elevation

Location: 27 Partridge Avenue, Manchester, M23 1PL

I refer to your application for a non-material amendment to planning permission reference 133221/FH/2022.

The proposed amendment is in relation to allow the addition of a single door to the side elevation

Following an assessment of the details submitted, the Council 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 changes will have no significant material impact upon the appearance of the development and it is also considered that the proposals would not have any impact on the amenity of residential properties or on the visual amenity of the wider 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 133221/FH/2022. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 133221/FH/2022 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:

Received 15th July 2024 numbered EBB889-01-106 P4 Proposed Floor Plans
Received 15th July 2024 numbered EBB889-01-108 P4 Proposed Elevations

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 Tracie Simpson 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