MANCHESTER CITY COUNCIL

Planning

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Date: 11 June 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: 140002/NMC/2024
Description: Non Material Change to planning application 138718/FH/2023 to allow retention of door to rear elevation and replacement of rooflight with two smaller roof lights
Location: 21 Brookfield Avenue, Manchester, M21 8TX

I refer to your application for a non-material amendment to planning permission reference 138718/FH/2023.

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 138718/FH/2023. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 138718/FH/2023 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

1) The details of the proposed amendment relate to allowing the retention of door to rear elevation and replacement of rooflight with two smaller roof lights.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:
-Application Form, stamped as received by the City Council as Local Planning Authority on 4 December 2023.
-Drawing- Location Plan, stamped as received by the City Council as Local Planning Authority on 8 December 2023.
-Drawing- Proposed- Layouts, numbered 23_033_102 REV 3, stamped as received by the City Council as Local Planning Authority on 10 January 2024.

As amended by:
-Application for a Non-Material Amendment following a Grant of Planning Permission, stamped as received by the City Council as Local Planning Authority on 14 May 2024.
-Drawing- Proposed- Plans and Elevations, numbered 23_033_102, stamped as received by the City Council as Local Planning Authority on 14 May 2024.
-Drawing- Location Plan, numbered 23_039_105, stamped as received by the City Council as Local Planning Authority on 14 May 2024.

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

2) 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 considered to be 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 amenity of nearby occupiers.

Should you wish to discuss the matter further, please contact Katie Raw using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing