



Planning

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P O Box 532 Town Hall
Manchester M60 2LA

Ms Silvia Knowles
Silk Architecture
30 Newman Street
Warrington
WA4 1TR

Date: 8 May 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: 139769/NMC/2024

Description: Non-material amendment to planning permission reference 138941/FH/2024 to allow revised wording in Condition 2 to amend the proposed roof over the rear single-storey extension from flat to low-pitch lean-to.

Location: 44 Cherington Close, Manchester, M23 0FE

I refer to your application for a non-material amendment to planning permission reference 138941/FH/2024.

The proposed amendment relates to changes to the wording within condition 2 to allow for the inclusion of a revised plan, 010 Revision F thereby permitting the change of the roof over the proposed single storey rear extension from a flat roof to a monopitch roof.

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 138941/FH/2024. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 138941/FH/2024 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

010-Rev F proposed plans and elevations-received 11th April 2024

015- Proposed site plan received 3rd January 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,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', with a stylized, cursive script.

Julie Roscoe
Director of Planning, Building Control & Licensing