MANCHESTER
CITY COUNCIL

Planning

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Mr John Allen
Andrew Wallace Architects
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Date: 29 February 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: 139177/NMC/2024
Description: Non Material Amendment to application 138856/FH/2023 to change of window on the east elevation in the rear single storey extension
Location: 3 Vincent Avenue, Manchester, M21 9GR

I refer to your application for a non-material amendment to planning permission reference 138856/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 138856/FH/2023. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 138856/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 proposed amendments relate to the following: Non Material Amendment to application 138856/FH/2023 to change of window on the east elevation in the rear single storey extension at 3 Vincent Avenue, Manchester, M21 9GR

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 changes will not result in any significant material alterations to the planning approval.

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

a. Drawing - Proposed	05 Feb 2024	EAST ELEVATION
b. Drawing - Proposed	05 Feb 2024	GF PLAN

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy.

Should you wish to discuss the matter further, please contact Joshua Lee using the details above.

Yours faithfully,

Julie Roscoe
Director of Planning, Building Control & Licensing