



Planning

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John Wood
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14 Renshaw Street
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Date: 16 January 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: 138850/NMC/2023

Description: Non material amendment to vary condition 2 attached to application ref no 135615/FO/2022 to move first floor stair for means of escape purposes.

Location: 33 Thomas Street, Manchester, M4 1NA

I refer to your application for a non-material amendment to planning permission reference 135615/FO/2022.

Reason 1: Following an assessment of the details and plans submitted, it is confirmed that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed changes will have no material impact upon the previously approved scheme and the works will not adversely affect visual or residential amenity within the area or will they have any significant material impact upon the overall quality of the development.

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

- (a) Location plan BAC057 00 0001;
- (b) Dwgs), 1661-011-07 Demolition and Builders Work - Plans) and 1661-231-02 01 FF Stair Opening Details stamped as received on 20-12-23, 1661-012-03 Demolition and Builders Work - Eles, 1661-102-03 Proposed Elevations and 1661-101-04 Proposed Plans stamped as received on 18-12-23, 02 0003 (Proposed Sections and Details all stamped as received on 12-05-23 and Dwg BAC057 01 0003 (Proposed Reflected Ceiling Plan) stamped as received on 05-04-23;
- (c) Dwgs BAC001-AUR-ZZ-ZZ-DR-5201, BAC001-AUR-ZZ-ZZ-DR-5202, BAC001-AUR-ZZ-ZZ-DR-5301, BAC001-AUR-ZZ-ZZ-DR-5601, BAC001-AUR-ZZ-ZZ-DR-5701, BAC001-AUR-ZZ-ZZ-DR-6100, BAC001-AUR-ZZ-ZZ-DR-6201, BAC001-AUR-ZZ-ZZ-DR-6301, BAC001-AUR-ZZ-ZZ-DR-6601 and BAC001-AUR-ZZ-ZZ-DR-6801 (all stamped as received on 05-04-23) and all as amended by BAC001-AUR-ZZ-ZZ-DR 5701 Rev P04 and BAC001-AUR-ZZ-ZZ-DR-5702 Rev P01 (both stamped as received on 18-05-23);

(d) Dwgs 1661-721-02 Historic Panelling 1661-722-01 and Historic Panelling - Doors stamped as received on 18-12-23 , 1661-231-02 01 FF Stair Opening Details stamped as received on 20-12-23;

(e) Detailed work as shown in the 33 THOMAS STREET, MANCHESTER, M4 1NA, DESIGN & ACCESS STATEMENT Rev B dated 11-05-23;

(f) Structural Report on Existing Building, 33, Thomas Street, Manchester by ING;

(g) Hannah Kera's e-mail dated 25-05-23 in relation to Highways comments;

(h) Waste Proforma and plans stamped as received on 18-05-23 ;

(i) Hannah Kera's e-mail dated 26-04-23 in relation to Design for Security Comments.; and

(j) Noise Impact Assessment, Ref: AA0438, 33 Thomas Street, Manchester, M4 1NA by Azymuth Acoustics UK stamped as received on 08-12-23

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP1, CC3, H1, H8, CC5, CC7, CC9, CC10, T1, T2, EN3, EN6, EN8, EN16, EN19 and DM1 saved Unitary Development Plan polices DC18.1, DC19.1 and DC26.1

The proposed amendments relate to changes resulting from detailed design development and technical development related to ensuring that there is a safe means of escape from the premises and the approved dwgs need to be updated to reflect those to be approved under application ref no 138848/JO/2023 a S19 application relating to the Listed Building consent granted under application ref no 135616/LO/2022. No external amendments are proposed.

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 135615/FO/2022. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 135615/FO/2022 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

Should you wish to discuss the matter further, please contact Angela Leckie using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing