

Planning

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P O Box 532 Town Hall
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Mr Eli Radnor
Melia Architects
12 Holland Road
Manchester
M8 4NP

Date: 12 July 2023

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: 137365/NMC/2023

Description: Non material amendment to planning permission referenced 130535/FH/2021 to allow removal and alterations to roof dormers,

Location: 17 St Marks Lane, Manchester, M8 9GH

I refer to your application for a non-material amendment to planning permission reference 130535/FH/2021.

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 130535/FH/2021. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 130535/FH/2021 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 relates to revisions to allow removal and alterations to roof dormers.
- 2) The development hereby approved shall be carried out in accordance with the following drawings and documents:
 - Location and Site Plan no. 001 received by the City Council as Local Planning Authority on the 24 May 2021.
 - Proposed Floor Plan no. 003 Rev 6 received by the City Council as Local Planning Authority on the 21 June 2021.
 - Proposed Elevations drawing no. 004 Rev 5 received by the City Council as Local Planning Authority on the 21 June 2021.
 - Existing Floor Plans and Elevations no. 002 Rev 1 received by the City Council as Local Planning Authority on the 21 June 2021.

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 the 21 June 2023.

-Proposed Elevations no.004, received by the City Council as Local Planning Authority on the 21 June 2023.

-Proposed Floor Plans no.003, received by the City Council as Local Planning Authority on the 21 June 2023.

-(Proposed) Site Plan no.001, received by the City Council as Local Planning Authority on the 21 June 2023.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to policy DC1 of the saved Unitary Development Plan for the City of Manchester, and policy 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,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

Julie Roscoe
Director of Planning, Building Control & Licensing