MANCHESTER CITY COUNCIL

Planning

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Mr & Mrs Morgan-Hyland
24 Brookfield Avenue
Manchester
M21 8TX

Date: 14 August 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: 137695/NMC/2023
Description: Non-Material Amendment application to vary the wording of Condition 2 (approved drawings) attached to planning permission 133088/FH/2022
Location: 24 Brookfield Avenue, Manchester, M21 8TX

I refer to your application for a non-material amendment to planning permission reference 133088/FH/2022.

The proposed amendments relate to minor alterations to the approved plans of planning permission 133088/FH/2022 consisting of: the removal of the annotated materials labels.

Following an assessment of the details and plans submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and are acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed changes will not have any significant or detrimental impact upon residential and visual amenity or the character of the area.

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 133088/FH/2022. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 133088/FH/2022 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

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

-'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 27th July 2023.
-'PROPOSED LOWER GROUND FLOOR', numbered '7029_PL08', stamped as received by the City Council as Local Planning Authority on the 27th July 2023.
-'PROPOSED GROUND FLOOR PLAN', numbered '7029_PL09', stamped as received by the City Council as Local Planning Authority on the 27th July 2023.

-'PROPOSED FIRST FLOOR PLAN', numbered '7029_PL10', stamped as received by the City Council as Local Planning Authority on the 27th July 2023.
-'PROPOSED SECOND FLOOR PLAN', numbered '7029_PL11', stamped as received by the City Council as Local Planning Authority on the 27th July 2023.
-'PROPOSED ELEVATIONS', numbered '7029_PL12', stamped as received by the City Council as Local Planning Authority on the 27th July 2023.
-'PROPOSED SECTIONAL ELEVATION', numbered '7029_PL13', stamped as received by the City Council as Local Planning Authority on the 27th July 2023.
-'PROPOSED ELEVATIONS', numbered '7029_PL14', stamped as received by the City Council as Local Planning Authority on the 27th July 2023.
-'PROPOSED ELEVATIONS', numbered '7029_PL15', stamped as received by the City Council as Local Planning Authority on the 27th July 2023.
'Covering letter: Planning permission ref: 133088/FH/2022, 24 Brookfield Avenue, Manchester, M21 8TX, Non-material amendment (NMA) - materials on external elevations', stamped as received by the City Council as Local Planning Authority on the 27th July 2023.

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 Holly Wright using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing