MANCHESTER
CITY COUNCIL

Planning

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P O Box 532 Town Hall
Manchester M60 2LA

Mr Simon Casey
BlueChip Architecture Ltd
18 Botany Road
Manchester
M30 8JS

Date: 28 March 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: 136402/NMC/2023
Description: Non-Material Amendment to plannning application reference 127696/FO/2020 to allow alteration to the materials on the elevations by removing the timber cladding to the dwelling and reducing the canopy width above the front door
Location: Chorlton Villas, 105 Hardy Lane, Manchester, M21 8DN

I refer to your application for a non-material amendment to planning permission reference 127696/FO/2020.

The proposed amendments relate to alterations to the external treatment of elevations through the removal of timber infill panels and reduction in size of the canopy to the front elevation.

Following an assessment of the details submitted, the Council 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 have no significant material impact upon the appearance on the development within the street. It is also considered that the proposals would not have any impact on the amenity of any existing or future residential properties or on the visual amenity of the wider local 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 127696/FO/2020. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 127696/FO/2020 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:
Site Plan reference 002
Ground floor plan 004
First floor plan 005

Second floor plan 006
Roof plan 007
Landscaping plan 011
Refuse plan 021
Design and Access Statement all prepared by White Box
Update Ecological Appraisal prepared by Aspect Ecology
Phase 3 Drainage layout prepared by Bell Munro
Flood Risk Assessment prepared by LK Consulting April 2014
Waste Management Proforma
All received by the City Council on the 10th August 2020

Drawing 201 and 202 'Proposed floor plans' as received by the City Council as local planning authority on the 21st July 2021

Drawing 210 'Proposed Elevations' as received by the City Council as local planning authority on the 3rd March 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 Robert Griffin using the details above.

Yours faithfully,

Julie Roscoe
Director of Planning, Building Control & Licensing