



Planning

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Mr Peter McGurk
Msquared
4 Redclyffe Avenue
Rusholme
Manchester
M14 5RG

Date: 27 April 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: 136646/NMC/2023

Description: Non-Material Amendment to planning permission 132137/FH/2021 to allow for revisions to all four elevations

Location: 35 Old Hall Lane, Rusholme, Manchester, M13 0TH

I refer to your application for a non-material amendment to planning permission reference 132137/FH/2021.

The proposed amendment relates to simplifying the previously approved design (ref: 132137/FH/2021) along four elevations to achieve greater energy efficiency and would largely comprise of infilling some approved window openings in brick, lessening the roof pitch of the approved rear roof dormer, and removal of 1no. Juliet balcony and retention of an existing window. Details of the proposed amendments are outlined as:

- o BRICK IN LIEU OF CLERESTORY WINDOWS along the front elevation of the first floor side extension, and BRICK IN LIEU OF CLERESTORY WINDOWS along the front elevation of the front porch, and annotated on the submitted plans as - [FRONT (NORTH) ELEVATION].
- o BRICK IN LIEU OF CLERESTORY WINDOWS along the gable elevation roof space, SIDING IN LIEU OF INFILL PANELS. ROOF PITCH LESSENNED along the roof dormer, BRICK IN LIEU OF INFILL PANELS along the first floor side elevation, BRICK IN LIEU OF CLERESTORY WINDOWS along the side elevation of the front porch, BRICK IN LIEU OF CLERESTORY WINDOWS along the side elevation of the single storey rear extension, and annotated on the submitted plans as - [SIDE (WEST) ELEVATION].
- o SIDING IN LIEU OF INFILL PANELS along the rear elevation of the rear roof dormer, BRICK IN LIEU OF CLERESTORY WINDOWS along the rear elevation of the second floor side extension, Omission of the approved window and Juliet balcony along the first floor rear elevation and (existing window to be retained), BRICK IN LIEU OF CLERESTORY WINDOWS along the rear elevation of the single storey rear extension,

LARGER WINDOW along the rear elevation of the single storey rear extension, and annotated on the submitted plans as - [REAR (SOUTH) ELEVATION].

- o SIDING IN LIEU OF INFILL PANELS, ROOF PITCH LESSENED along the side elevation of the rear roof dormer, BRICK IN LIEU OF CLERESTORY WINDOWS along the side elevation of the front porch, the window along the side elevation of the single storey rear extension would have OPAQUE GLAZING (PER CONDITION), and annotated on the submitted plans as - [ADJOINING (EAST) ELEVATION ELEVATION].

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 residential and visual amenity of nearby occupiers.

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, (ref: 132137/FH/2021). These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval: 132137/FH/2021 still apply to this development.

Due to the acceptance of the amendments outlined above, the following condition also now apply:

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 132137/FH/2021. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 132137/FH/2021 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 drawings and documents and stamped as received by the City Council on 31 March 2023:

- o Non -material amendment application forms.
- o Consented and Amended Elevation Plans, 35OHL-A-00-410, Rev B.

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 for the City of Manchester.

Should you wish to discuss the matter further, please contact Harriet Aidoo using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing