



Planning

Janine Renshaw-Livesey
Telephone: 0161 234 4555
janine.renshaw-
livesey@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

Mr Stewart G Rothwell
Thompson Designs
564 Bolton Road
Bury
BL8 2DU

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: 136373/NMC/2023

Description: Non Material change to planning permission ref:135170/FH/2022 to allow elevational alterations to front elevation

Location: 161 Victoria Avenue East, Manchester, M9 7HW

I refer to your application for a non-material amendment to planning permission reference 135170/FH/2022.

The details of the proposed amendments relate to:

Front Ground and First Floor Elevation to replace existing windows with integrated bay windows at ground and first floor level.

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.

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 135170/FH/2022. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 135170/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 drawings and documents:

Sheet 3 Rev 4 and Sheet 4 Rev 2, stamped as received on the 28 February 2023, and the Location and Site Plan, stamped as received on the 7 October 2022.

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 Janine Renshaw-Livesey using the details above.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', with a stylized, cursive script.

Julie Roscoe
Director of Planning, Building Control & Licensing