

Planning

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P O Box 532 Town Hall
Manchester M60 2LA

Mr David Spoors
131 Runcorn Road
Barnton
Northwich
CW8 4HD

Date: 5 October 2022

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: 134947/NMC/2022

Description: Non Material Amendment to planning permission referenced 127170/FH/2020 for elevational alterations at ground floor

Location: 18 Gloucester Avenue, Manchester, M19 3WT

I refer to your application for a non-material amendment to planning permission reference 127170/FH/2020.

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. No significant problems have arisen during the consideration of this application.

The details of the proposed amendments relate to:
A change to the proposed rear extension and party wall works

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 127170/FH/2020. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 127170/FH/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:

The Design and Access Statement, stamped as received by the City Council, as Local Planning Authority, on 16 June 2020.

Drawings numbered 1210M, 1211J, 1212 E, 1360K and 1361A, stamped as received by the City Council, as Local Planning Authority, on 14 September 2022.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

Should you wish to discuss the matter further, please contact Ian Jarvis 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