



Planning

David Lawless
Telephone: 0161 234 4543
david.lawless@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

Mr Dan Whitney
Axis PED Ltd
Camelia House
76 Water Lane
Wilmslow
SK9 5BB

Date: 31 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: 135128/NMC/2022

Description: Non-material amendment to planning approval reference 132453/FH/2021 to incorporate revisions to the appearance of the development.

Location: 42 Kingston Road, Manchester, M20 2SB

I refer to your application for a non-material amendment to planning permission reference 132453/FH/2021.

The details of the proposed amendments are:

- a) Kitchen window and basement door moved to the right by approximately 350mm
- b) Stairs to the basement updated in line with the new basement entrance
- c) Side cladding updated from light larch to charred black larch

Following an assessment of the details submitted, it is confirmed that the proposed amendments are considered to be of a non-material nature and are considered to be acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will have no material impact upon the levels of residential and visual amenity and pedestrian and highway safety enjoyed within the vicinity of the site.

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 132453/FH/2021. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 132453/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) Condition 2) The development hereby approved shall be carried out in accordance with the following drawings stamped as received on 9th December 2021:

- a) LP2105-3-001
- b) LP2105-3-002
- c) LP2105-3-099
- d) LP2105-3-100
- e) LP2105-3-101
- f) LP2105-3-110
- g) LP2105-3-111
- h) LP2105-3-201
- i) LP2105-3-300

and the following drawings stamped as received on 6 October 2022:

- j) LP2105-3-199A
- k) LP2105-3-200A
- l) LP2105-3-301A

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 David Lawless using the details above.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', with a stylized flourish at the end.

Julie Roscoe
Director of Planning, Building Control & Licensing