

**Description of Non-material Amendments to
Planning Application No.131084/FO/2021
as approved 1st October 2021**

**55 Newton Street
Manchester M1 1ET**

General Description

The minor amendments proposed are at second floor level only and are primarily to amend the approved balcony arrangement and with nominal reconfiguration to the internal second floor plan layout (position of bathroom and wardrobe).

Dimensions

The balcony as approved, (See Drawing No. 290 PL03) indicates a new balcony cut into the existing roof structure, 1.9m x 2.2m (4.18m²).

The new proposed and revised proposals, (See Drawing No. 290 PL 03 Rev A) indicates a balcony to be cut into the existing roof structure 1.3m x 3.5m (4.55m²).

Purpose for Amendments

The intention being to make the balcony wider, to the line of and for the removal of the 3 existing Velux windows on the North East facing roof and at the same time reduce the balcony depth and the cutting into the existing roof structure.

There would be a nominal increase in the balcony area of approximately 0.4m²

The North East facing external wall, fronting Bradley's Court would be retained as existing, to the height and including the existing stone feature band, which will form a natural parapet wall and coping to the proposed balcony at second floor.

Benefits

The existing roof structure has a ring beam/purlin arrangement that supports the rafters and that is integral to the structural integrity of the roof design.

(NOTE: this has become apparent following part opening and exposing the existing structure)

So, by reducing the width of the balcony and relocating the line of the proposed external wall and glazed doors, it would have less impact on the existing structural beam/purlin and rafter arrangement.

Visual

The changes to the external roof level would be nominal in appearance from the proposals already approved.

The balcony set back now proposed would show a minimum difference to the approved proposals when viewed from street level, Newton Street and Bradley's Court, particularly as the existing North East facade and the top of the balcony parapet wall is a minimum one metre above the second floor level and would obscure any view of the cut back.

Conclusion

The proposed alterations to the second floor balcony plan and profile are of a very minimal nature and would have very little impact on the proposals within the existing approved planning application.

Following preliminary correspondence with Angela Leckie (email dated 29th April 2022) it is understood that the minor alterations proposed can be considered as 'Non-material Amendments'.