



Planning

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P O Box 532 Town Hall
Manchester M60 2LA

Mrs Magdalena Haener
Pride Road Manchester South
110 Great Stone Road
Manchester
M16 0HD

Date: 11 March 2026

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: 145177/NMC/2026

Description: Non-material amendment to planning approval reference 143973/FH/2025 to allow revisions to external materials and facade treatment.

Location: 19 Elton Avenue, Manchester, M19 2PL

I refer to your application for a non-material amendment to planning permission reference 143973/FH/2025.

The proposed non-material change would involve elevational alterations to planning permission, (ref. no. 143973/FH/2025) comprising of a more articulated and lighter brick course pattern, whilst continuing the established material treatment to ensure visual consistency across the (SOUTH ELEVATION), (EAST ELEVATION) and (NORTH ELEVATION); together with a change to the size and design of the approved window along the ground floor (SOUTH ELEVATION), including a change to the approved window design along the first floor (SOUTH 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. no. 143973/FH/2025). These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval: 143973/FH/2025 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 143973/FH/2025. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 143973/FH/2025 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 13 February 2026, 16 February 2026:

- o Non -material amendment application forms
- o Proposed Elevations, Drawing No. 11, Rev: B
- o Proposed Ground Floor Plans, Drawing No. 10, 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 (2012).

Should you wish to discuss the matter further, please contact Harriet Aidoo 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