



MANCHESTER
CITY COUNCIL

Planning

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P O Box 532 Town Hall
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Mr Andrew Hall
SJ Property Solutions
25 Gratrix Street
Manchester
M18 7FH

Date: 16 December 2025

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: 144609/NMC/2025

Description: Non-Material Change to Planning Permission reference 142416/FO/2025 for change to roof from a hip to gable

Location: 25 Gratrix Street, Manchester, M18 7FH

I refer to your application for a non-material amendment to planning permission reference 142416/FO/2025.

The submitted plan proposes a non-material amendment to planning permission reference 142416/FO/2025 for change to roof of the proposed extension from a hip to gable.

Following an assessment of the details submitted, it is confirmed that the proposed amendment would result in material change to the development. The City Council considers that the proposed change would have an impact on the scale, massing and design of the proposal. As such, the proposal cannot be determined as non-material under section 96A of the Town and Country Planning Act 1990.

Therefore I can confirm that the proposed amendments are hereby **refused**.

Should you wish to discuss the matter further, please contact Katie Raw using the details above.

Yours faithfully,

Julie Roscoe
Director of Planning, Building Control & Licensing