



Planning

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Mr Duncan Flemington
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Date: 15 January 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: 144824/NMC/2025

Description: Non-material amendment to Planning Approval reference 142291/FH/2025 to allow insertion of a six panel window and three panel rooflight to the east elevation and additional rooflight to west facing roof.

Location: 14 Conyngham Road, Manchester, M14 5SA

I refer to your application for a non-material amendment to planning permission reference 142291/FH/2025.

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 142291/FH/2025. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 142291/FH/2025 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

1) The details of the proposed amendment involve the insertion of a six panel window and three panel rooflight to the east elevation and additional rooflight to west facing roof.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

-Application Form, received by the City Council as Local Planning Authority on 3 March 2025.

-Proposed Site Plan, numbered SP-P-X-00 REV P3,

-Proposed Floor Plan- Level 0, numbered S3-P-P-X-00 REV P4,

-Proposed Floor Plan- Level 1, numbered S3-P-P-X-01 REV P4,

-Proposed Floor Plan- Roof Level, numbered S3-P-P-X-02 REV P4,

-Proposed- Landscaping Plan, numbered LA-P-X-01 REV P3,

-Proposed Elevations, numbered E-P-X-01 REV P5,

-Illustrative East Elevation- Existing and Proposed- E-P-X-11 REV P4,

-Strip Sections and Elevations 01, numbered E-P-X-21 REV P4,

-Strip Sections and Elevations 02, numbered E-P-X-22 REV P4,
-Existing and Proposed West Elevations, numbered E-P-X-05 REV P1,
-23-017 Insulated Render System Outline Specification,
All above received by the City Council as Local Planning Authority on 22 April 2025.

As amended by:

-Proposed- Elevations, numbered 23-17-E-P-X-01 P7,
-Proposed- Strip Sections and Elevations 02, numbered 23-17-E-P-X-22 P5,
-Proposed- Level 0 Floor Plan, numbered 23-17-P-P-X-00 P10,
-Proposed- Level 1 Floor Plan, numbered 23-17-P-P-X-01 P7,
-Proposed- Roof Plan, numbered 23-17-P-P-X-02 P5,
-Proposed- West Elevation, numbered 23-17- E - P - X -05 P2,
-Proposed- Illustrative East Elevation, numbered 23-17- E - P - X -11 P5,
-Proposed- Site Plan, numbered 23-17-SP-P-X-00 P6,
All above received by the City Council as Local Planning Authority on 23 December 2025.

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.

2) 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 visual amenity of nearby occupiers.

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