MANCHESTER CITY COUNCIL

Planning

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Mr David Huxley
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6 Derwent Avenue
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Date: 5 November 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: 144230/NMC/2025
Description: Non Material Amendment to planning permission 142610/FH/2025 to allow window added to downstairs ensuite and side door added to replace window.
Location: 20 Stage Street, Manchester, M23 0JT

I refer to your application for a non-material amendment to planning permission reference 142610/FH/2025.

The proposed amendment is in relation to allow window added to downstairs ensuite and side door

Following an assessment of the details submitted, the Council can confirm that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will have no significant material impact upon the appearance of the development and it is also considered that the proposals would not have any impact on the amenity of residential properties or on the visual amenity of the wider area.

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 142610/FH/2025. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 142610/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:

Received 9th October 2025 annotated as Proposed Elevations
Received 9th October 2025 annotated as Proposed Floor and Roof Plans

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.

4) The proposed window in the side elevation at ground floor facing the side of 22 Stage Street, shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

Should you wish to discuss the matter further, please contact Tracie Simpson using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing