



Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	<input type="text" value="56"/>
Suffix	<input type="text"/>
Property Name	<input type="text"/>
Address Line 1	<input type="text" value="Hardy Lane"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text" value="Manchester"/>
Town/city	<input type="text" value="Manchester"/>
Postcode	<input type="text" value="M21 7LA"/>

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
<input type="text" value="381828"/>	<input type="text" value="392795"/>

Description

Applicant Details

Name/Company

Title

Lord

First name

Craig

Surname

Ashton-Chalmers

Company Name

Address

Address line 1

56 Hardy Lane

Address line 2

Chorlton

Address line 3

Town/City

Manchester

County

Country

GB

Postcode

M21 7LA

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been Approved in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application.

The application has been determined in accordance with the guidance contained within saved policy DC1 'Residential Extensions' of the Manchester Unitary Development Plan and to policy DM1 of the Core Strategy and the National Planning Policy Framework.

Condition(s) attached to this decision

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

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

0010/20/FA Proposed Elevations received 11th March 2026

0010/20/FA Proposed Floor Plans dated January 2026

0010/20/FA Locationand Site Plan dated January 2026

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.

3) The materials used in the walls, roof or other element of any exterior work of the development hereby approved shall be similar in appearance to the materials used in the majority of the equivalent element of the existing building, in terms of type, size, colour and texture.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved drawings.

Reason - In the interest of residential amenity, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policy DM1 of Manchester's Local Development Framework: The Manchester Core Strategy (2012).

5) Before first occupation the windows in the southern elevation to the first floor that serve bedroom 4 and the bathroom 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.

Reference number

144940/FO/2026

Date of decision (date must be pre-application submission)

12/03/2026

Please state the condition number(s) to which this application relates

Condition number(s)

Condition 2 - Specified Plans
Condition 3 - Materials

Has the development already started?

- ☐ Yes
☒ No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

Changed

If you wish the existing condition to be changed, please state how you wish the condition to be varied

Change to Condition 2 (Specified Plans): Window Amendment

Removal of two windows on the diagonal upper portion of the building (both were obscured) and addition of one window to the rear of the property, obscured (as family bathroom) just moved to the left from diagonal to the rear) and one window to the side of the property which is nearly full height of the room and not obscured - moving this window will give the bedroom (bedroom 4) a window to see out of and this side of the house is not overlooking which is why the previous diagonal bedroom 4 window was to be obscured.

Change to Condition 3 (Materials): Final Exterior Finish

In the application we advised the building will be built with brick and block to match the current property, but we then want to finish it with white rendering, leaving the lower 50cm unrendered. This is the same as surrounding properties such as 54, 52 Hardy Lane so not out of style

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

144940/FO/2026

Date (must be pre-application submission)

13/04/2026

Details of the pre-application advice received

Advised I had previously applied for a change using an NMC form, erroneously and to apply in this manner as this is the correct process.

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

☒ Yes

☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

☐ Yes

☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

☒ The Applicant

☐ The Agent

Title

Lord

First Name

Craig

Surname

Ashton-Chalmers

Declaration Date

14/04/2026

☒ Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Craig Ashton-Chalmers

Date

24/05/2026

Amendments Summary

The drawings were incorrect, the application (section relating to the Change of condition 2) mentions the window being near full height and unobscured, but I added a previous version and not the correct final one - please accept my apologies I only saw the error when it was uploaded to the council site.