

Our Ref: 71253
Your Ref:
Date: 14 November 2024
Please ask for: Tom Beirne
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Mr Thornhill
Jonathan Cornes Associates
9 Brindley Court
Lymedale Business Park
Dalewood Road
Newcastle-under-Lyme
ST5 9QA

Dear Mr Thornhill

Proposal: Non-material amendment following grant of planning permission 70033:
Render to be installed and first floor window to be retained and increased in height to match adjacent windows to the right hand elevation; 2 no. small windows (W36 & W35) are to be increased in height to match the style/ proportions of the original first floor windows on the rear elevation. The low level obscured glazing and upper pane opening casements will be installed to match the other first floor windows. Window W34 is no longer required and so will be infilled with brickwork to match the surrounding elevation brickwork; we are proposing to go back to the original approval where the left-hand original roof configuration stays mainly the same, with the only difference being a slightly raised parapet to the left hand elevation to allow for a wider valley between the front and rear roof pitch, discharging to a box gutter on the left-hand elevation.

Location: Topping Mill, Topping Street, Bury, BL9 6DR

Non Material Minor Amendment under Section 96A(4) of the Town and Country Planning Act 1990.

This application has now been considered by this Authority and we **approve** the proposal which should now be completed in accordance with the plans and specifications and conditions in the original approved application as amended by the details submitted.

Reason for Approval

- 1 The proposed change to the proposal are not considered materially significant in relation to the approved scheme and the relationship with neighbours and can be accepted as a minor and non-material amendment. The proposal was also determined having regard to the NPPF and UDP Policies EN1/2 Townscape and Built Design and H2/1 and H2/2 in relation to New Residential Development.

Yours sincerely

The Development Management Team