Our Ref:	66113
Your Ref:	
Date:	18 November 2020
Please ask for:	Jennie Townsend
Direct Line:	0161 253-5320
Fax:	0161 253 7373
E-Mail:	j.l.townsend@bury.gov.uk

Mark Newman
Building Sense Limited
37 Tanfield Road
Manchester
M20 5GE

Dear Mark

Proposal:	Non-material amendment following grant of planning permission 65564 for part demolition and conversion of existing community centre/club to form 1 no. dwelling with new pitched roof and alterations to fenestration: Minor alterations to fenestration to suit revised internal layout; Minor alteration of bin store position; Minor alteration of park space position
Location:	19 Cobden Street, Radcliffe, Manchester, M26 4HR

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

The proposed amendments for alterations to the elevations and fenestrations and alteration of the bin store position and car park space position would not affect the character of the originally approved scheme and there would be no adverse impact on residential amenity, the visual amenity of the street scene, appearance of the development or impact on highway safety.

The development would still be in accordance with the principles of the planning permission reference 65564 and the policies against which it was approved.

Yours sincerely

The Development Management Team