

John Taylor Architects Ltd.
FAO Mr J Taylor
The Studio
64 High West Road
Crook
Co. Durham
DL15 9NT

Date: 30/03/2015
Our ref: ST/0212/15/NMA
Your ref:

Dear Sir

Application for a Non-Material Amendment to Existing Planning Permission ST/1631/12/FUL Under The Town and Country Planning Act 1990

In pursuance of their powers under the Town and Country Planning Act 1990, South Tyneside Council as Local Planning Authority resolved to **REFUSE** the details of the non-material amendment to planning permission ST/1631/12/FUL that was previously granted for the following reason(s).

Proposal: Non-material amendment sought to replace originally approved 4no. garage block with two double garage blocks in revised locations and reposition access road.

Location: Laverick Hall Farm, Laverick Lane, West Boldon, NE36 0BY

In accordance with your application dated 04 March 2015

REASON(S) FOR REFUSAL:

- 1 The proposed change to subdivide and relocate the garage building would be significant in terms of its scale in relation to the original approval and would impact upon the interests of a third party who were informed of the original decision. It would therefore fall within the criteria of the Council's 'protocol for non-material amendments following the grant of planning permission' (December 2010) whereby a change should not be considered as non-material. The proposed change would therefore be material and so this application for a non-material amendment should be refused.
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NOTES TO APPLICANT:

For the avoidance of doubt this decision relates to the following plans and/or specifications:

Drg No. 12 29 14 C received 04/03/2015

Drg No. 12 29 15 F received 04/03/2015

Yours faithfully,

A handwritten signature in black ink that reads "Gordon Atkinson". The signature is written in a cursive style with a large initial 'G'.

Gordon Atkinson
Planning Manager

Your attention is drawn to the attached schedule of notes which form part of this notice

NOTES

1. This certificate is issued under the Town and Country Planning Acts, Regulations and Orders and does not constitute a permission, approval or consent by South Tyneside Council for any other purpose whatsoever. Applications must therefore be made to the appropriate Departments of the Council for any other permission, approval or consent (including Building Regulations approval or approval of South Tyneside Council as ground landlord where appropriate) which may be necessary in connection with the proposed development or anything incidental thereto, or the use to be made of the premises which form the subject of such development.