GEORGE F.WHITE
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Your Ref:
Date: 01/09/2023

Dear Sir/Madam

SECTION 73 VARIATION OF CONDITION APPLICATION PURSUANT TO APPLICATION ST/0139/22/FUL – FORMER BOLDON CE PRIMARY SCHOOL, RECTORY BANK

This application is made under Section 73 of the Town and Country Planning Act 1990 (as amended), which allows for applications to planning permission for the development of land without complying with conditions subject to which a previous panning permission was granted. The local planning authority can grant such permission unconditionally or subject to different conditions.

This application seeks to vary condition 2 (approved plans) of planning approval ST/01/019/22/FUL on land at the Former Boldon CE Primary School. The site benefits from planning permission for the development of 5no. dwellings with associated access and amenity space.

It is proposed to vary condition 2 of the planning approval in order to enable some design amendments to the permitted properties. Condition 2 currently states:

Existing Condition 2:
The development shall be carried out in accordance with the approved plan(s) as detailed below

- Drg. no. (00)391 rev G received 29/06/2022
- Drg. no. BOL-NOR-A1-ZZ-DR-A-00102 rev A02 received 01/04/2022
- Drg. no. BOL-NOR-A1-ZZ-DR-A-00101 rev A08 received 01/04/2022
- Drg. no. BOL-NOR-A1-ZZ-DR-A-00101 rev A12 received 01/04/2022
- Drg. no. 1001-01 rev B received 18/02/2022
- Drg. no. 1003-01 rev C received 18/02/2022

Any minor material changes to the approved plans will require a formal planning application under S73 of the Town and Country Planning Act 1990 to vary this condition and substitute alternative plans.

In order to provide a procedure to seek approval of proposed minor material change which is not substantially different from that which has been approved.

Proposed Condition 2
The development shall be carried out in accordance with the approved plan(s) as detailed below

- Drg. no. (00)391 rev G received 29/06/2022
- Drg. no. BOL-NOR-A1-ZZ-DR-A-00000 rev H
- Drg. no. BOL-NOR-C1-ZZ-DR-A-00101 rev M
- Drg. no. 1001-01 rev B received 18/02/2022
- Drg. no. 003-01 rev G

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Any minor material changes to the approved plans will require a formal planning application under S73 of the Town and Country Planning Act 1990 to vary this condition and substitute alternative plans.

In order to provide a procedure to seek approval of proposed minor material change which is not substantially different from that which has been approved.

For ease of reference those plans noted in red above are those proposed for variation. As can be see via the submitted plans the proposals principally allow for some slight design amends to the gables of 4 of the house types.

Whilst the proposals will result in a change to the appearance of the properties, they are to remain in keeping with the surrounding area and parameter of the original planning permission.

It is considered the proposed amendments can be considered acceptable, however should the LPA require any further information or clarification on the documents provided please do not hesitate to contact me.

Yours sincerely
Hannah Wafer MRTPI
Senior Planning Consultant

For and on behalf of George F. White LLP