



South Tyneside Council

Reference:	250448
Location:	Land South of Glen Street (former: 4-8 Rose Street, 1-4 Dunelm Court, 1-31 Lincoln Court, 1-10 Rose Court, garage block Glen Street) Hebburn
Ward:	Hebburn North
Description:	Discharge of Condition 15 (sub-station details), relating to previously approved Planning Application ST/0338/23/FUL
Recommendation:	Approve Details of Condition
Case Officer:	Garry Simmonette
Case Officer Contact No.:	0191 4247426 or 07741126918

Assessment

Planning permission ref: ST/0338/23/FUL was granted on 11/01/2024, subject to planning conditions.

Condition 15 sets out that:

Before the first occupation of any part of the development hereby permitted, full details (including samples, drawings and / or specifications) of the sub-station (as indicated on dwg no. 4266-JDDK-XX-XX-DR-A-1002, Rev. 4) to serve the development together with a phasing plan to secure its completion, shall be submitted to and approved in writing by the Local Planning Authority. The agreed details shall then be carried out.

In the interests of visual amenity in accordance with South Tyneside Local Development Framework Policy DM1.

This application seeks to approve the required details required this condition. It should be noted that the plan it references was updated via some NMAs, the most recently approved one of those being ref: ST/0421/24/NMA. The plan showed the location of the sub-station, but not its appearance.

To accompany this application, the applicant has submitted a cover letter, details of the facing brick, and elevations drawing for the substation (which also includes reference to materials) along with the application form.

The proposed appearance and materials of the substation are considered to be acceptable in terms of local visual amenity.

Therefore, it is considered that the information required by the condition is acceptable and would accord with relevant LDF Policy (as set out in the condition).

Recommendations

Approve Details of Condition

List of plans etc. for standard note on decision

- Brick Sample information received 22/07/2025
- Substation drawing 266-JDDK-BB-00-DR-A-6020 Rev. C1 received 22/07/2025

Case officer: Garry Simmonette

Signed: *G. Simmonette*

Date: 22/07/2025

Authorised Signatory: Seán Gallagher

Date: 22/08/2025