



Pegasus Group
FAO: Mrs Sophie Gooch
3rd Floor Gainsborough House
34-40 Grey Street
Newcastle upon Tyne
NE1 6AE

Date: 26/06/2026
Our ref: 250464

This matter is being dealt with by:
**Garry Simmonette on 0191 4247426
or 07741126918**
Email: planning@southtyneside.gov.uk

Dear Pegasus Group

Application for a Non-Material Amendment to Existing Planning Permission ST/0338/23/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 **APPROVE** the details of the non-material amendment to planning permission ST/0338/23/FUL that was previously granted

Proposal: Application for a non-material amendment to the previously approved planning application ref: ST/0338/23/FUL.
This application seeks to amend plans approved under Condition 2 (Approved Plans), Condition 3 (Tree protection fencing / arboricultural method statement), and Condition 19 (Drainage/SuDs and finished floor levels) of ST/0338/23/FUL, and following a previous non-material amendment ST/0421/24/NMA

Location: 1-95 Griffin Court, Glen Street, Hebburn, , Formerly 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,

NOTES TO APPLICANT:

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

Condition 2 is hereby altered to refer to the following:

- Proposed Site Plan Drg. No. 4266-JDK-XX-XX-DR-A-1002 Rev. C9 received 05/06/26
- Site Plan Drg. No. 5647-OOB-ZZ-00-D-L-000001 Rev. P16 received 05/06/26
- Proposed Boundary Treatment Drg. No. 4266-JDK-XX-XX-DR-A-1004 Rev. C received 30/07/25
- Proposed External Levels Drg. No. 003-01 Rev. Z received 30/07/25

Condition 3 is hereby altered to refer to the following:

- Arboricultural Impact Assessment (v.1.8) received 30/07/25

Condition 19 is hereby altered to refer to the following:

- Flood Risk Assessment and Drainage Strategy Rev. D received 30/07/25
[including at its Appendix I drawings and it shall thereafter be maintained in accordance with the details it sets out at Appendix J]

Additional note: Any reference in other conditions of the planning permission to specified plans may be taken to read as relating to the relevant plan(s) cited above in this non-material amendment.

A Inch

Andrew Inch
Senior Manager Planning

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.