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16th July 2026
Our Ref: 18.5193

Helen Lynch
Planning Department
South Tyneside Council
Town Hall and Civic Offices
Westoe Road
South Shields
Tyne and Wear
NE33 2RL

Dear Helen,

Re: Former Hawthorne Leslie Shipyard, Ellison Street (ST/0233/24/VC) – Non-Material Amendment Application (Block A)

We have been instructed on behalf of our client, Hebburn Riverside Developments Ltd, to submit an application pursuant to Section 96a of the Town and Country Planning Act (non-material amendment) (S96a) to amend planning permission ST/0233/24/VC dated 22nd of April 2026 for the residential redevelopment of the Former Hawthorne Leslie Shipyard, Ellison Street, Hebburn.

This recent permission follows the original grant of planning permission in January 2023 which has now been implemented (ref. ST/0228/21/FUL).

During the design development process, the design team has identified a number of amendments relating to specific elements of the approved housing forming part of Block A; namely:

- Roof configuration;
- Rear balconies;
- Internal layout; and
- Front entrance railings and changes to proposed external materials.

The proposed amendments relate solely to Block A and are set out in detail within this letter. This document should be read in conjunction with the revised drawings prepared by MWE Architects.

This letter outlines the proposed changes to the approved permission, provides an assessment of their suitability, and explains why the amendments should be considered non-material in nature by the Council.

Summary of changes

The proposed amendments seek to make targeted refinements to the approved scheme following the technical design coordination process undertaken in recent months. The list of non-material amendments is summarised in the table below:

Proposed Amendments	Reason for Amendment
Roof Configuration	
Introduction of a pitched roof, replacing the previously proposed flat roof with roof terrace.	Following the technical design coordination process, the roof design has been amended to facilitate the installation of solar panels on the properties.
Rear Fenestration	
Widening of rear balconies at first floor level.	To improve the usability and overall quality of the external amenity space.
Increase in the number of full-height glazed openings to the rear elevation at ground floor level from three to five.	To maximise natural daylight within the internal living spaces and strengthen the visual and physical connection with the rear garden.
Internal Configuration	
Changes to the internal layout to provide direct access from the first floor living space to the balcony and to ensure all units comprise four bedrooms.	Following the technical design coordination process and in response to feedback from property agents, the internal layouts have been revised to better align with market expectations and improve the functionality and appeal of the proposed accommodation.
Front Entrance Railings	
Removal of front entrance railings to the 6 most northern properties.	Following the remediation and reprofiling of the site, the railings are no longer required due to changes in site levels.

Condition 1 (Approved Plans)

The table below outlines the relevant drawings to be updated, and the corresponding new drawing reference.

Approved Drawing Number	Proposed Drawing Number
TMKW-PHS-A-XX-DR-A-07000 rev P04 Floor Plans Type A - 3 bed TMKW-PHS-A-XX-DR-A-07001 rev P01 Floor Plans Type A - 4 bed TMKW-PHS-A-XX-DR-A-07002 rev P01 Floor Plans Type A - 5 bed	18055 P-01 Block A Proposed Plans & Roof Plan
TMKW-PHS-A-XX-DR-A-07100 Rev P04 Block A Elevation	18055 P-05 Type A - Elevations (Sheet 1)
	18055 P-04 Type A – Elevations (Sheet 2)
-	18055 P103 Block A - Proposed Sections
-	18055 P-02 Block A - Contextual Elevation

The proposed amendments are considered non-material in the context of the approved development, which comprises 446 homes.

The changes represent minor refinements arising from the technical design coordination process and do not alter the overall scale, quantum, use, or character of the approved scheme.

The amendments are limited to detailed design matters and improvements to the functionality and quality of the development and therefore do not result in any material change to the approved proposals.

Accordingly, it is considered that the amendments can appropriately be dealt with through an application under Section 96A of the Town and Country Planning Act 1990.

We trust the proposals are acceptable, however, if you have any queries or require further information, please do not hesitate to contact me.

Yours sincerely

Fiona Duffy

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