South Tyneside Council

Boyer Planning
FAO Fiona Duffy
120 Bermondsey Street
London
SE1 3TX

Date: 14/08/2026
Our ref: 260512

This matter is being dealt with by:
Helen Lynch on 0191 4247408
or 07741106225
Email: planning@southtyneside.gov.uk

Dear Boyer Planning

Application for a Non-Material Amendment to Existing Planning Permission ST/0233/24/VC 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/0233/24/VC that was previously granted

Proposal: Application for Non-Material Amendment in relation to approved Planning Application ST/0233/24/VC (which itself amended application ST/0228/21/FUL). Amendments to specific elements of the approved housing forming Block A including roof configuration, rear balconies, front entrance railings and external materials.

Location: VACANT FORMER HAWTHORN LESLIE SHIPYARD, Ellison Street, Hebburn

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NOTES TO APPLICANT:

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

Application Form – received 21/07/2026
Application Cover Letter – received 21/07/2026
Contextual Elevations Drg. no. 18055 P-02 received 21/07/2026
Proposed Elevations (sheet 2) Drg. no. 18055 P-04 received 21/07/2026
Proposed Elevations (sheet 1) Drg. no. 18055 P-05 received 21/07/2026
Proposed Plans and Roof Plan Drg. no. 18055- P-01 received 21/07/2026
Proposed Sections Drg. no. 18055 P103 received 21/07/2206

Condition 1 of ST/0233/24/VC is hereby altered to read as follows:-

The development hereby permitted shall not be carried out other than in complete accordance with the details contained within the following approved plans as detailed below:

Drg no. TMKW-PHS-XX-XX-DR-A-90000 rev P02 Site Plan received 18/07/2025
Drg no. 23067 (PL) 002A Colour Site Masterplan received 21/02/2025

Drg no. 1492_100 Rev D Landscape Strategy received 18/07/2025
Drg no. TMKW-PHS-XX-XX-DR-A-07200 - Site Section received 18/07/2025
Drg no. PCE-ZZ-ZZ-DR-C-1010 -D Phase 1 Drainage Layout received 21/02/2025
Drg no. TMKW-PHS-G-XX-DR-A-07100 rev P04 Block G Elevation Sheet 1 of 2 received 18/07/2025
Drg no. TMKW-PHS-G-XX-DR-A-07101 rev P05 Block G Elevation Sheet 2 of 2 received 18/07/2025
Drg no. TMKW-PHS-G-XX-DR-A-0700 rev P07 Block G Ground and First Floor Plans received 18/07/2025
Drg no. TMKW-PHS-G-XX-DR-A-07001 rev P04 Block G Second to fifth floor Plans received 18/07/2025
Drg no. TMKW-PHS-F-XX-DR-A-07000 rev P03 Floor Plans Type F- 3 bed received 18/07/2025
Drg no. TMKW-PHS-F-XX-DR-A-07001 rev P01 Floor Plans Type F- 4 bed received 18/07/2025
Drg no. TMKW-PHS-F-XX-DR-A-07002 rev P01 Floor Plans Type F- 5 bed received 18/07/2025
Drg no. TMKW-PHS-F-XX-DR-A-07100 rev P04 Block F1 Elevations Sheet 1 of 2 received 18/07/2025
Drg no. TMKW-PHS-F-XX-DR-A-07101 rev P01 Block F1 Elevations Sheet 2 of 2 received 18/07/2025
Drg no. TMKW-PHS-F-XX-DR-A-07102 rev P01 Block F2 Elevations Sheet 1 of 2 received 18/07/2025
Drg no. TMKW-PHS-F-XX-DR-A-07103 rev P01 Block F2 Elevations Sheet 2 of 2 received 18/07/2025
Drg no. TMKW-PHS-F-XX-DR-A-07104 rev P01 Block F3 Elevations Sheet 1 of 2 received 18/07/2025
Drg no. TMKW-PHS-F-XX-DR-A-07105 rev P01 Block F3 Elevations Sheet 2 of 2 received 18/07/2025
Drg no. 23067 (PL) H-200 Block H Elevations received 10/04/2024 Drg no. 23067 (PL) H-100 A Block H GA Floor lans received 10/04/2024 Perspective View 01 Issue P03 received 18/07/2025
Drg no. 1492_150 Indicative bin store detail (003) received 1-11-2024
Drg no. 18055 P-01 Block A Proposed Plans and Roof Plan received 21/07/2026
Drg no. 18055 P-05 Type A – Elevations (Sheet 1) received 21/07/2026
Drg no. 18055 P-04 Type A – Elevations (Sheet 2) received 21/07/2026
Drg no. 18055 P103 – proposed Sections received 21/07/2026
Drg no. 18055 P-02 Type A – Contextual Elevations received 21/07/2026

Drawings as follows referenced in planning permission ST/0228/21/FUL and not superseded:

210 Rev.D Block B GA Floor Plans received 01/03/2021;
211 Rev.C Block B GA Floor Plans received 01/03/2021;
212 Rev.A Block B GA Floor Plans received 01/03/2021;
A-06 Rev.4 Block B NE Elevation received 19/05/2022;
A-07 Rev.4 Block B SW Elevation received 19/05/2022;
A-08 Rev.4 Block B Elevations received 19/05/2022;
220 Rev.C Block C GA Floor Plans received 01/03/2021;
221 Rev.C Block C GA Floor Plans received 01/03/2021;
222 Rev.A Block C GA Floor Plans received 01/03/2021;
223 Rev.A Block C GA Floor Plans received 01/03/2021;
A-09 Rev.4 Block C NE Elevation received 19/05/2022;
A-10 Rev.4 Block C SW Elevation received 19/05/2022;
A-11 Rev.4 Block C NW & SE Elevations received 19/05/2022;
A-12 Rev.4 Block D Floor Plans received 19/05/2022;
A-13 Rev.4 Block D Floor Plans received 19/05/2022;
A-14 Rev.4 Block D Floor Plans received 19/05/2022;
A-15 Rev.4 Block D Floor Plans received 19/05/2022;

A-16 Rev.4 Block D NW Elevations received 19/05/2022;
A-17 Rev.4 Block D SE Elevations received 19/05/2022;
A-18 Rev.4 Block D NE Elevation received 19/05/2022;
A-19 Rev.4 Block E Floor Plans received 19/05/2022;
A-20 Rev.4 Block E NE & SW Elevations received 19/05/2022;
A-21 Rev.4 Block E N & S Elevations received 19/05/2022;
243 Block E GA Roof Plan received 01/03/2021;
280 Rev.C Block J GA Floor Plans received 01/03/2021;
281 Rev.A Block J GA Elevations received 01/03/2021;
295 Rev.C Pavillion GA Floor Plans received 01/03/2021;
296 Rev.C Pavillion GA Elevations received 01/03/2021;

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.

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.