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Stockton-on-Tees Borough Council  
Planning Development Services  
Municipal Buildings  
Church Road  
Stockton-on-Tees  
TS18 1LD

14 November 2023

Dear Sir or Madam,

**SECTION 96(A) OF THE TOWN AND COUNTRY PLANNING ACT (AS AMENDED)  
APPLICATION FOR A NON-MATERIAL AMENDMENT TO PLANNING PERMISSION: 16/1210/FUL  
UNIT 21 A, TEESSIDE PARK, STOCKTON-ON-TEES, TS177BW**

On behalf of Stockton Retail Park Ltd (a British Land Company) (the 'Applicant'), we apply for permission for a non-material amendment to Planning Permission: 16/1210/FUL.

In accordance with the Town and Country Planning (Development Management Procedure) Order 2015, the documents which comprise the application include the following:

- Application Cover Letter dated 14 November 2023 (this letter);
- Application Forms and Certificates signed and dated 14 November 2023;
- Planning Permission Ref: 16/1210/FUL;
- Drawing Ref: 14199-104 Rev N – Proposed Elevations / GA; and
- Drawing Ref: 14199-104 Rev Q – Proposed Elevations / GA.

The application has been submitted electronically via the Planning Portal website (Reference: PP-12600464). The application fee of £234.00 has also been paid using the online portal.

**Relevant Planning History**

On 7 July 2016, planning permission was granted for: *'Alterations to front and side elevations including new shop fronts and entrance features at Unit 21A, 21B & 21C, Teesside Shopping Park, Goodwood Square'* (Ref: 16/1210/FUL) (the '2016 Permission'). The 2016 Permission was granted subject to 3 conditions.

Three subsequent non-material amendment applications have been approved since the grant of the 2016 Permission (Ref: 16/1210/NMA, Ref: 16/1210/NMB & Ref: 16/1210/NMC)

The 2016 Permission has been part implemented by the carrying out of works in relation to Unit 21B (Boots) and Unit 21C (JD Sports).

**The Proposed Non-Material Amendment**

The application seeks a non-material amendment to the development approved by the 2016 Permission to allow for minor alterations to the approved elevations of Unit 21 A.

The proposed changes to the elevations are required to facilitate the proposed subdivision of Unit 21 A, to create three new retail units (proposed Unit 21 A1, 21 A2 and 21 A3).

To confirm, the internal alterations to facilitate the proposed subdivision of Unit 21 A to form three new retail units does not require planning permission.

The proposed changes to the front elevation (Elevation A) and side elevation (Elevation C) of Unit 21 A comprise the following elements:

#### **Front Elevation (Elevation A)**

- Provision of a new entrance door for the proposed Unit 21 A1, to be integrated into structural glazing;
- Provision of 3 no. high level flex faced illuminated tenant signage zones for the proposed Units 21 A1, 21 A2 and 21 A3.
- Deletion of proposed secondary signage zone;
- Deletion of existing portal cladding columns, to be replaced with ceramic granite panels in black matt.

#### **Side Elevation (Elevation C)**

- Deletion of part of the proposed ceramic black matt granite panels, to be replaced with the provision of clear glazing panels with glazing support;
- Provision of brushed stainless steel plinth measuring 100mm.

Given the very minor scale of the proposed changes, there will be no material impact on the overall appearance of the building. Changes of the type proposed are common place in larger scale schemes where detailed design continues to evolve.

Critically the proposed changes do not raise any impacts above and beyond those assessed as part of the original application.

In order to accommodate the proposed amendment, the application seeks the substitution of the previously approved Drawing Ref: 14199-104 Rev N (approved pursuant to Ref: 16/1210/NMC) with the updated Drawing Ref: 14199-104 Rev Q, which has been submitted as part of this application.

#### **Summary and Conclusions**

This application seeks a non-material amendment to the development approved under Planning Permission: 16/1210/FUL to allow for minor alterations to the approved elevations of Unit 21 A at Teesside Park in Stockton. The proposed changes are required in order to facilitate the subdivision of Unit 21 A, to create three new retail units (proposed Unit 21 A1, 21 A2 and 21 A3).

The proposed amendments do not materially change the proposed appearance or function of the proposed development. It follows that the interest of those parties consulted as part of the original application are not affected by the proposed changes and accordingly, they are properly described as being 'non-material'.

We request that the approved Drawing Ref: 14199-104 Rev N is substituted for the updated version of the drawing that has been submitted alongside this application, namely Drawing Ref: 14199-104 Rev Q.



We trust the information submitted is in order and allows you to validate and determine this application, however should you require any further details please do not hesitate to contact Ross Fraser on 07920 206 216 ([ross.fraser@montagu-evans.co.uk](mailto:ross.fraser@montagu-evans.co.uk)) or Craig Blachford on 07984 458 485 ([craig.blachford@montagu-evans.co.uk](mailto:craig.blachford@montagu-evans.co.uk)) should you require any clarification.

Yours faithfully

*Montagu Evans*

**MONTAGU EVANS LLP**

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