



AGENT: Mrs Sebnem Kurt Petre -
Convey Prenty Shields
Architects
144 West George Street
4th Floor
Glasgow
G2 2HG

APPLICANT: Mr Neil Dobbie - Simply
Investment Real Estate Ltd
Stewart House, Porchard
Way
Strathclyde Business Park
Bellshill
North Lanarkshire
ML4 3HB

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO: 25/00592/NMA

DATE REGISTERED: 9th April 2025

Proposed Development and Location of the Land:

Non Material Amendment to 24/01673/VOC - Fire exit door and goods hoist door recessed so the doors do not obstruct the external fire escape route. Stair 3 changes proposed for rationalising the layout and fire escape. Bedroom A-09 changes proposed to standardize the bedrooms. Day/Dining room balcony size reduced to achieve compliance with fire escape travel distances. Stair 3 window relocated to be 2 metres away from the bedroom window, to protect the fire escape zone. Areas of render external wall changed to brick to improve the durability and longevity of the facade. Vertical mansard roof at the resident's terrace revised as 70° mansard, to simplify the junction detail to the mansard roof either side and also so that the openings have dormers similar to the rest of the second floor.

132 Connaught Avenue Frinton On Sea Essex CO13 9AD

THE TENDRING DISTRICT COUNCIL AS LOCAL PLANNING AUTHORITY HEREBY **APPROVE this NON-MATERIAL AMENDMENT** in accordance with the application form, supporting documents and plans submitted, and subject to the following conditions;

1 APPROVED PLANS AND DOCUMENTS

CONDITION: The development hereby permitted shall be carried out in accordance with the following approved drawings / documents, and / or such other drawings / documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this permission or such drawings / documents as may be subsequently approved in writing by the Local Planning Authority as a non-material amendment following an application in that regard:

25/00592/NMA Approved Drawings

2405_00_005 A1 Site Plan As Proposed
2405_00_100 A1 Ground Floor Plan
2405_00_101 A1 First Floor Plan

2405_00_102 A1 Second Floor Plan
2405_00_103 A1 Basement Plan
2405_00_105 A1 Roof Plan
2405_00_210 A1 West Elevation
2405_00_211 A1 East Elevation
2405_00_212 A1 North Elevation
2405_00_213 A1 South Elevation

REASON: For the avoidance of doubt and in the interests of proper phased planning of the development.

DATED: 16th May 2025

SIGNED:



John Pateman-Gee
Head of Planning and Building Control

IMPORTANT INFORMATION :-

Non-Material Amendment Informative

You are advised that this decision is for minor amendments only and should be read in conjunction with the decision notice for application 24/01673/VOC which will contain a number of conditions and informatives that still apply. Any original conditions that refer to previously approved plans should be read in conjunction with the corresponding updated plans and information forming part of this Non-Material Amendment application.