24/02/2026

Supporting Statement for Section 73 Application

Application Type: Variation of Condition (Approved Plans)
Condition to Vary: Condition 2 – Approved Plans
Site: The Bridge Hotel, 4 Bridge Road, Sutton Bridge, Spalding, PE12 9UA
Proposal: Amendments to the approved drawings to reflect design and technical adjustments during detailed design and construction stage.

1. Purpose of Application

This application seeks to vary Condition 2 of the original planning permission to substitute the approved plans with updated drawings. The amendments have been developed in response to client requirements, technical engineering advice, and compliance with planning conditions, while retaining the overall character and intent of the original design.

2. Summary of Proposed Changes

- **Second Floor:** Changes to the plans are a slight change to the second floor plan to use available floor space within Unit 12 and Unit 15 to better utilise the available attic space. Where a bedroom has been added to Unit 12, proposed rooflights have been added to the rear facing roof slope.
- **Staircases:** The external staircases to the rear of the building have been changed from covered external stairwells to enclosed staircases due to the cost of external steel stairwells.

3. Justification for Amendments

The proposed changes are **minor material amendments** which do not require an amendment to the originally approved Description:

- **Maintain the approved massing, and design concept** of the original development.
- **Enhance usability of internal spaces** without creating any material increase in the scale of the building or altering its overall character.
- **Do not adversely impact residential amenity or visual character**; the additional openings are sympathetic in design and proportion, and the conservation-style rooflights respect the existing architecture.

4. Policy Compliance

The amendments remain consistent with the principles of the originally approved scheme and accord with the relevant policies of the Local Plan and the National Planning Policy Framework (NPPF), which supports design flexibility where it does not undermine planning objectives or harm amenity.

5. Conclusion

The proposed variations are essential to deliver a cost-effective, technically compliant, and functional development while maintaining the design quality approved under the original permission. We therefore respectfully request that Condition 2 be varied to reflect the updated plans submitted with this application.

Kind Regards,

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