



CLAYTON ARCHITECTURE LIMITED

Architectural Design | Interior Design | Planning Permission | Building Regulations

21/07/2025

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

- **Rear Elevation:**
Removal of the step feature within the rear elevation while retaining the twin gables, to simplify construction and maintain cost efficiency.
- **Windows:**
Minor adjustments to sill and head heights to comply with Condition 4 regarding the Finished Floor Level (FFL) set for flood mitigation and to reflect engineers' specifications for floor structures, ensuring no structural conflicts.
- **Internal Layout & Attic Use:**
Redesign of Unit 15 within the attic to occupy the full attic space due to head height constraints identified during technical design. Two new windows are proposed on the rear elevation and one on the side elevation at second-floor level to serve this space. Unit 15 has previously been proposed as a 1 bedroom unit, as part of this application it would become a 3 bedroom unit.
- **Roof Alterations:**
Introduction of two conservation-style rooflights (rear and side-facing slopes) to provide natural light to habitable areas, and raising of the flat roof portion between the rear gables to achieve sufficient head height on the landing and stairwell. An Automatic Opening Vent (AOV) has also been positioned on the rear roof slope to meet fire safety requirements as per the Fire Engineer's advice.

Clayton Architecture Limited

648 Liverpool Road, Southport, Merseyside, PR8 3LT

VAT Reg Num 312791904

WEB: www.claytonarchitecture.co.uk

TEL: 07435569465

E-MAIL: Joe@claytonarchitecture.co.uk

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.
- **Improve compliance with planning and building regulations**, particularly in relation to flood risk mitigation and fire safety.
- **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,

Joseph Clayton BA(int), MArch, ADPPA
Director / Architect
CLAYTON ARCHITECTURE LIMITED

Mob – 07435569465

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