

N&N Planning & Development Team

**Northumberland and Newcastle Society (N&N)
Planning and Development Team – September 2023**

Application Reference	Application Type	Location Details	Proposal
North Tyneside Council applications			
23/01298/COND	Discharge of Conditions	28 Northumberland Square North Shields NE30 1PW	Discharge of conditions 7, 8 and 9 of planning approval of 22/01830/FUL
Planning Officer	Rebecca Andison		
Comment	<p>The Northumberland and Newcastle Society (N&N) recommends grant of approval for this application is deferred for further information.</p> <p>The Society was very disappointed to see that the original application had been conditionally granted with regard to the inset roof terrace. We had strongly argued for the reinstatement of the entire pitched roof to return it to the character of the rest of the terrace in the conservation area. This was to be expected if the advice in the National Planning Policy Framework (NPPF) and the conservation area documents were followed. The references in the conservation officer's report that "a harmful feature would become less harmful" (p4 of the report), repeated in the officer's report, hardly meets that standard of decision, in our view. We are profoundly concerned that a damaging precedent has been set.</p> <p>As it stands we considered the information concerning cladding materials provided with the present application, in the form of two photographs, is inadequate to meet the conditions attached to the decision and should not be approved without a fuller specification.</p>		