

**Planning and Development Team (P&D)
Planning comments (North Tyneside) – February 2025**

Application Reference	Application Type	Location Details	Proposal
25/00223/FUL	Full Application	Flat 1, 45 Percy Gardens, Tynemouth, NE30 4HQ	Proposed replacement of two pitched roof dormer windows with flat inward falling roof dormers and terraces.
Planning Officer	Kate Berry		
Comment	<p>The Northumberland and Newcastle Society (N&N) submits the following generic comment in respect of this application.</p> <p>The Society notes this location is within a designated conservation area and we have previously commented on the lack of a consistent local planning authority policy to protect such areas that offers guidance to property owners on what interventions would be acceptable accordingly. This lack of policy and guidance undermines the rationale for the designation and as a result results in the conservation area being degraded.</p> <p>In this specific case the history behind this application seems complicated as it appears to replace a previous approval 24/01428 which added dormers and now intends cut-back roofs providing internal balconies in their place.</p> <p>The Heritage Statement seems to show in paragraph 4.1 that from the discussions described the officers' policy towards such cut-out roofs has changed to a negative one. Precedents for such changes have been approved in previous applications at 22 and 28 Northumberland Square, also in a conservation area.</p> <p>The Society has consistently objected to this form of development in North Tyneside's Conservation Areas, especially in terraces of identical houses and listed buildings (e.g at 22 and 28 Northumberland Square) and we continue to think that this form of change to the character and appearance of listed buildings and those in conservation areas is inappropriate.</p>		