

Planning and Development Team (P&D)
Planning comments for North Tyneside Council – April 2025

Application Reference	Application Type	Location Details	Proposal
25/00507/FUL	Full Application	Buildings within the Former Tyne Brand Site ,Tanners Bank, North Shields, Tyne & Wear	Demolition of buildings 3, 3a,3 b and 4 within the site of former Tyne Brand Site
Planning Officer	Rebecca Andison		
Comment	<p>The Northumberland and Newcastle Society (N&N) supports grant of approval for this scheme.</p> <p>We note this application seems to be a second stage in clearing the site of derelict buildings prior to redevelopment. It appears the site has suffered prolonged antisocial behaviour, neglect and vandalism that has led to degradation of the buildings to them being structurally unsound.</p> <p>A plan showing eight buildings to be removed has been prepared by the council and permission to demolish those numbered 1, 1a and 2 was granted last November. A Dangerous Building Notice under the Building Act 1984 was granted on 6 August 2024 for the demolition of seven buildings on the site within four months, but there appears to have been little progress.</p> <p>It was noted that there was no description of building 3b in the Assessment of Significance section of the Heritage Statement (s.4) .There are some buildings of interest within the site , including the listed Low Lights Tavern, the offices of Edwards Architects and several traditional fish smoke houses. None of these are affected by the present application however. Those which are affected are both dangerous and of no interest.</p>		
25/00502/FUL	Full Application	13 - 14 Albion Road & 71 - 72 Church Way North Shields Tyne And Wear NE30 2RJ	Conversion of existing public house to 1x 3 bedroom 2 storey dwelling & office unit with internal alterations & minor external works
Planning Officer	Rebecca Andison		
Comment	<p>The Northumberland and Newcastle Society (N&N) supports grant of approval for this scheme.</p> <p>The Society welcomes the re-use of the former public house as it is located on a substantial plot within the prominent Northumberland Square Conservation Area. Whilst it is regrettable that the business is no longer viable, the proposed scheme will ensure that the building, which is on the local list, has a sustainable future. Alterations are confined to the interior which, as would be expected considering the age of the property, has undergone many changes over the years with sundry original features lost. Most importantly, no significant changes are planned for the exterior which and the structure will retain its place as a local landmark. The Northumberland and Newcastle Society are pleased to support the application which we feel is a sensitive conversion of a much-loved historic building.</p>		

Northumberland and Newcastle Society (N&N)

25/00410/FUL	Full Application	1 Bath Terrace, Tynemouth	Demolition of existing structures and construction of new garden room
Planning Officer	Rebecca Christie		
Comment	<p>The Northumberland and Newcastle Society (N&N) objects to grant of approval for this scheme in its current form.</p> <p>The Society notes this site is located within the Tynemouth Village designated conservation area. The garden is enclosed by a hedge something over 2m high but not sculpted as is its neighbour. There is a lower stone wall as well as the hedge on the south side. The several mature trees on the site are not affected by the application,</p> <p>We believe by its size alone the new garden room will set an unacceptable precedent in these gardens. The roof is 3m high at the front, sloping down to 2.8m at the rear. So it is very likely that the top of the building and its roof will be permanently visible over the hedge, and therefore intrusive in the setting of the conservation area.</p> <p>Overall the utilitarian design of the building is not one which will conserve or enhance the character of the conservation area. The materials to be used are insufficiently described. There is no indication of the finish to the vertical boarding, nor of the roof finish, presumably felt of some kind.</p> <p>The unmarked extent of the decking replacing lawn and the connection to utilities are related matters of concern. The Society considers however, that the effect of the development on the Conservation Area is the main consideration. A smaller more sympathetic architectural design might be acceptable, but the policy as stated in the Conservation Officer's advice should be followed.</p>		