

**Planning and Development Team (P&D)**  
**Planning comments – January 2026**

Application Reference	Application Type	Location Details	Proposal
<b>North Tyneside Council applications</b>			
<a href="#">26/00011/FUL</a>	Full Application	21 Front Street Tynemouth Tyne & Wear NE30 4DX	Demolish disused garage & replace with 1 bed property for short-term holiday lets.
<b>Planning Officer</b>	Rebecca Andison		
<b>Comment</b>	<p><b>The Northumberland and Newcastle Society (N&amp;N) submit the following neutral comment in respect of this scheme.</b></p> <p>The Society notes this application relates to a site located within a conservation area. We further note that pre-application advice had offered no objection in principle to the development. The original three storey design has been modified to two storeys with attic space and we consider this is more appropriate to the location, we therefore have no objection to make.</p>		
<a href="#">26/00022/LBC</a>	Listed Building Consent	Watch House Bank Top Cullercoats Tyne & Wear NE30 4QB	Internal refurbishment including relocation of internal door, remove suspended ceiling to restore original volume, remodel accessible WC, compact kitchen zone, new storage wall, retention & refurbishment of original features with removal of non-original panelling & new electrical installations. (Revision to application 25/01278/LBC).
<b>Planning Officer</b>	Julia Dawson		
<b>Comment</b>	<p><b>The Northumberland and Newcastle Society (N&amp;N) support grant of planning approval in respect of this scheme.</b></p> <p>The Society believes this is a good, well-presented scheme that has been carefully thought through and represents a respectful restoration.</p> <p>We note the application is for internal repair and restoration of this culturally and architecturally important building, following the earlier external repairs. The works are generally welcome, especially the removal of the false ceiling, and are well presented in the documents. However, it appears from the ground floor drawings that a section of internal wall is being removed in order to enlarge the WC, though this is not referred to in the documents. While there is no objection, a clearer indication of the structural work involved seems to be required.</p>		