



Application for approval of details reserved by condition.  
Town and Country Planning Act 1990  
Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:  First name:  Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number: 

Country Code	National Number	Extension Number
<input type="text"/>	<input type="text"/>	<input type="text"/>

Mobile number: 

<input type="text"/>	<input type="text"/>	<input type="text"/>
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Fax number: 

<input type="text"/>	<input type="text"/>	<input type="text"/>
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Email address:

Are you an agent acting on behalf of the applicant?  Yes  No

2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

3. Site Address Details

Full postal address of the site (including full postcode where available)

House:  Suffix:

House name:

Street address:

Town/City:

County:

Postcode:

Description of location or a grid reference (must be completed if postcode is not known):

Easting:

Northing:

Description:

Details of the pre-application advice received:

Below emails plus other conversations:  
This email has been classified as: NOT PROTECTIVELY MARKED  
Mr Falconer,  
I have had a response from the Historic Buildings Officer who has confirmed that the proposed design for the chimneys is acceptable.  
Regards  
Suzanne  
From: Rob Falconer [<mailto:Robert.Falconer@tracerco.com>]  
Sent: 02 March 2015 13:02  
To: Suzanne McDermott - Area Planning  
Subject: Re: ST/0322/14/FUL: Balgownie House, 43 Bede Burn Road, Jarrow, NE32 5BH: Conversion of Balgownie House and Registry office. [NOT PROTECTIVELY MARKED]  
Thanks for the update  
From: Suzanne McDermott - Area Planning [<mailto:Suzanne.McDermott@southtyneside.gov.uk>]

similar colour. All pots in use will have a rose / cowl for keeping birds out, similar to that shown below. For any that are blanked the pot should look similar, but without the cowl.

Yes, I would appreciate the details being shown to the Historic Buildings Officer thank you, if that is the process by which it will need to be signed off. I'd rather know early, before obtaining samples if there is a flat refusal on any of the items.

Regards,  
Rob

From: Suzanne McDermott - Area Planning [mailto:Suzanne.McDermott@southtyneside.gov.uk]

Sent: 09 February 2015 15:10

To: Rob Falconer

Subject: RE: ST/0322/14/FUL: Balgownie House, 43 Bede Burn Road, Jarrow, NE32 5BH: Conversion of Balgownie House and Registry office. [NOT PROTECTIVELY MARKED]

This email has been classified as: NOT PROTECTIVELY MARKED

Mr Falconer,

I have tried to address your questions in red below.

Regards

Suzanne McDermott

Senior Planning Officer

South Tyneside Council

Planning Group

Economic Regeneration Directorate

South Shields Town Hall, Westoe Road, South Shields, Tyne and Wear, NE33 2RL

Direct Line: (0191) 4247427

Fax: (0191) 4277171

E-mail: Suzanne.McDermott@southtyneside.gov.uk

Website: www.southtyneside.info

Unless otherwise stated, opinions, conclusions and other information expressed in this message are personal, and not those of South Tyneside Council.

From: Rob Falconer [mailto:Robert.Falconer@tracerco.com]

Sent: 09 February 2015 09:05

To: Suzanne McDermott - Area PlanningCc: elaine davis; FALCONER DAVE (davidrfalconer@blueyonder.co.uk); Mick Sheldon; 'Andy Morris' (andy.morris@novo55.com)

Subject: ST/0322/14/FUL: Balgownie House, 43 Bede Burn Road, Jarrow, NE32 5BH: Conversion of Balgownie House and Registry office.

Good Morning Suzanne,

I am in the process of making a planning portal application for "Approval of details reserved by condition" for conditions 4 and 5 of the decision letter for the above referenced application. I have the following queries:

1. How are the samples requested in the conditions normally viewed? They could be viewed on a site visit if appropriate, or we could deliver samples to your offices?

It would be easiest to view the samples on site in the context of the surroundings. Once the conditions are formally submitted and the samples available on site an appropriate time could be arranged to view the samples.

2. Condition 4: Regarding the render on the garage we can certainly provide a specification, however is it absolutely necessary to provide a sample of rendered wall?

This is more difficult. Would there be any objection to this material? [http://www.lime-mortars.co.uk/lime-render/non-hydraulic/finish/25kg?](http://www.lime-mortars.co.uk/lime-render/non-hydraulic/finish/25kg?gclid=CiCbx6-71MMCFcPMtAod3BwALA)

[gclid=CiCbx6-71MMCFcPMtAod3BwALA](http://www.lime-mortars.co.uk/lime-render/non-hydraulic/finish/25kg?gclid=CiCbx6-71MMCFcPMtAod3BwALA)

It would be acceptable to just submit the specification in this instance and in relation to the render. With regard to the acceptability of the render this would be assessed as part of the condition submission. However, if there was an issue for any reason we would come back to you before issuing a decision in relation to the condition.

3. Condition 4: Regarding the garage roofing material, would there will be any objection to the following material? <http://www.steadmans.co.uk/steel-cladding-roofing-products/meta-slate-tiles-imitation-slate-tiles/>

As with the render above the acceptability would be assessed through the condition.

4. Condition 4: Regarding the perforated concrete blocks on the garage. (To be recovered from existing registry office porch). As these are reclaimed we can only provide a description and sample rather than a specification that may be available with new materials. Please confirm this is acceptable? NB I am awaiting details of bricks.

Yes a description and sample would be fine.

5. Condition 5: Regarding the reclaimed roof slates for Balgownie House, as these are reclaimed we can only provide a description and sample rather than a specification as would be available with new materials. Please confirm this is acceptable?

Yes this would be acceptable.

6. Condition 5: Regarding the chimney stacks would a representative drawing of one stack and sample brick be sufficient?

That would be fine if all the chimney stacks would be the same in design.

7. Condition 5: Please can you comment if there would be any objection to the below specified chimney pots, subject to sample. I would intend to specify something of this nature, buff in colour as per the description, rather than the picture. [http://www.jtdove.co.uk/productDetails.jsp?](http://www.jtdove.co.uk/productDetails.jsp?request=product_details_id&skid=5037&parent=12101&instance=0)

[request=product\\_details\\_id&skid=5037&parent=12101&instance=0](http://www.jtdove.co.uk/productDetails.jsp?request=product_details_id&skid=5037&parent=12101&instance=0)

I have tried to open the hyperlink but I get a message which states that I have been timed out of the webpage? As with the above this would be assessed through the condition. If you would like further advice regarding the chimney pots I could run the details past the Historic Buildings Officer when he is next in the office. He only comes into the office once a week on a Thursday?

8. Condition 5: Regarding Rainwater goods, please advise if there will be any objection to the below linked materials? The parts are all shown on the linked page. We would use rafter brackets as previously discussed and round downpipe. <http://www.guttersupplies.co.uk/products/black-ogee-gutter-124/>

As above I can show these to the Historic Buildings Officer for comments prior to the submission of the condition if you want me to?

9. Condition 5: Regarding the balcony above the front entrance porch would drawings of the railings and samples of the steel rods be sufficient?

Yes that would be sufficient.

10. Condition 5: Please note that many of the existing window frames will remain, please confirm that approval of details and samples are not required for these existing windows? NB I am awaiting details for new windows roof and lanterns along with bricks.

Where the window frames remain there would be no requirement to provide details and samples of these windows.

11. Following the works to the building, am I required apply for discharge of any of the other conditions?

The only conditions which require samples and details to be discharged as part of the planning permission are conditions 4 and 5.

12. Should the chosen roof lights be timber framed such as those at the following link, (and to my mind externally indistinguishable from aluminium ones conditioned)

would you be prepared to discharge condition 6? RoofLITE KCVB700M6A: <http://www.sterlingbuild.co.uk/product/RoofLITE-conservation-pine-centre-pivot-roof-window-78x118cm>

As before I could speak to the Historic Buildings Officer and see whether the proposed roof light window specifications would be acceptable?

Of course I understand that you are likely to be unable to give a final answer to many of the above materials without seeing samples, however I would just like to know if there are any outright objections to any of the materials before I go ahead with obtaining samples.

Regards,

Rob Falconer

Mob +44 7767111931

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South Tyneside Council

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#### 4. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes  No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title:  First name:  Surname:

Reference:

Date (DD/MM/YYYY):  (Must be pre-application submission)

Every Contact a Health Improvement Contact programme

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South Tyneside Council, Town Hall & Civic Offices, Westoe Road, South Shields, Tyne & Wear, NE33 2RL, Tel: 0191 427 1717, Website: www.southtyneside.info

#### 5. Description of Proposal

Please provide a description of the approved development as shown on the decision letter:

Conversion of existing registry office into two houses with further new build house attached. Conversion of Balgownie House into a house with kitchen extension, roof lights, new roof lantern/sky light, solar panels, chimney stacks and first floor balcony. New detached garage block, boundary treatments and vehicle access from Bede Burn Road.

Application reference number:  Date of decision:

Please state the condition number(s) to which this application relates:

Condition number(s):

Has the development already started?  Yes  No

#### 6. Discharge of Condition(s)

Please provide a full description and/or list of the materials/details that are being submitted for approval:

Description is attached in Materials Schedule document.

#### 7. Part Discharge of Condition(s)

Are you seeking to discharge only part of a condition?  Yes  No

#### 8. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?  Yes  No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

The agent  The applicant  Other person

#### 9. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date