

DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0013/20/DEM
Proposal: Application for prior notification of proposed demolition under the Town and Country Planning (General Permitted Development) Order 2015 Schedule 2, Part 11 for the demolition of 79-99 (odd) King Street and 1 East Street, South Shields.
Location: 79 - 99 King Street (odd) and 1 East Street
South Shields
NE33 1DP

Site Visit Made: 29/01/2020

Description of the site and of the proposals

This application is for prior approval under Schedule 2 of part 11 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), for the proposed demolition of 79-99 King Street (odd) and 1 East Street, South Shields. The assessment is to determine whether prior approval is required for the proposed demolition and any proposed restoration of the site, and if so whether it would be acceptable.

The buildings stand along King Street and East Street, South Shields. King Street is the main shopping street in South Shields town centre hosting a mix of traditional and non-traditional construction forming commercial and retail units to ground and first floor levels. No. 1 East Street is located to the rear of no. 85 and 87 King Street. No. 79-99 (odd) King Street and no. 1 East Street are in a poor state of disrepair and the proposed demolition works are required as part of the South Shields 365 Town Centre Regeneration Project.

Submitted details state that the proposed demolition works would be completed by sequential dismantling techniques using a mechanical demolition 360 excavator and hand tools. Dust and noise suppression methods will be employed during the demolition.

Following the demolition of the building, the vacant plot will be finished with a compacted layer of recycled road planings / scalplings with a birds mouth knee rail fence to the perimeter of the site.

Waste material will be sorted for recycling. Non-recyclable materials will be taken to land fill sites for disposal.

As required by the GPDO, the applicant was required to erect the appropriate site notice informing the public of the proposed demolition works. A copy of the site notice was submitted with the application. A site visit was undertaken by the case officer on 29th January 2020 and the site notice (dated 6th January 2020) was visible. It is therefore considered that the application has been appropriately publicised.

Publicity / Consultations

- 1) Neighbour responses**
N/A
- 2) Other Consultee responses**
N/A

Assessment

There is no planning history of direct relevance to the determination of this application.

The proposed method of demolition would be appropriate given the scale of the building. The proposed method of site restoration would also be acceptable, leaving the site in a tidy condition.

It is considered that given the nature and scale of the proposed demolition work that prior approval is required. However, it is considered that the proposed method of demolition and site restoration would be acceptable. It is therefore recommended that although prior approval is required, it is hereby approved.

In assessing this application due regard has been had to the requirement of section 149 of the Equality Act 2010.

Recommendation

Prior Approval Required & Given

Case officer: Emma Thomas

Signed:

Date:

Authorised Signatory:

Date: