

Jade3 Architecture Ltd

Job reference: 2022 enquiry 72

Address: **56 King Street**
South Shields
NE33 1HZ

Date: 24-2-2023

Extra notes:

Application to determine if prior approval is required under Schedule 2, Part 3, Class MA [of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class MA] for a proposed change of use from Commercial, Business and Service (Use Class E) To Dwellinghouses (Use Class C3). Former vacant office space (Egi Use) on first, second and third floors to form 3 no. (C3 Use) residential apartment units and shopfront alterations at 54 - 56 King Street, South Shields, NE33 1HZ

Application reference no ST/1013/22/PNCU granted on 10-2-2023

Introduction

On behalf of our client, Mr Jamil Ashraf of Jmail Assets, we have been instructed to assist with discharging the respective conditions pursuant to the prior notification approval under the MA use class .

Here is the respective additional information for your considerations. The **red** text denotes that is a standard condition and nothing to discharge. The **blue** text denotes that additional information has been provided which is to be approved in writing **prior to any works commencing**. This application is to discharge condition no3.

Excerpts of reasons of approval are as follows

1 Development under Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) is permitted subject to the condition that development under Class MA must be completed within a period of 3 years starting with the prior approval date.

Standard condition, nothing to discharge.

2 Notwithstanding the details shown on the submitted suite of plans (received 31/01/2023), and where prior approval for the 3no. residential apartment units is required and given, the elevational changes to the ground floor unit shop-frontage, and the insertion of a lantern light (at first floor level) and roof light (at third floor level), have not been granted permission under this consent / procedure.

In order to define that the 3no. residential apartment units have been granted under this prior approval consent / procedure and that the unit shop-frontage, lantern light and roof light details have not; and so the shop-frontage, lantern light and roof light details would require planning permission.

Noted. A separate full planning has now been lodged. See application reference noST/0076/23/FUL Therefore nothing to discharge.

3 The residential apartments hereby approved shall not be occupied until a noise assessment has been submitted to, and approved in writing by, the Local Planning Authority, and any recommendations arising from the approved noise assessment are implemented in full and retained thereafter in perpetuity.

Noted. See noise survey report attached.

Conclusion

The additional information has been attached to discharge the **retrospective** 'prior to commencement' conditions and trusts that they are acceptable.

Therefore, our clients seek South Tyneside Council's support and look forward to a positive consent to discharge the respective prior to commencement planning conditions. However, should you require any additional information or clarifications, then please get in touch with Jade3.

Prepared by



Michael Chow BA Arch, Dip Arch, ARB
Managing and Concept Director
Chartered Architect and Urban Masterplanner

for and on behalf of Jade3 Architecture Limited