South Tyneside Council

Stuart Neill
115 Westoe Road
South Shields
NE33 3PA

Date: 18/09/2023
Our ref: ST/0522/23/PNCU

This matter is being dealt with by:
Emma Thomas on 0191 4247593
Email:
planningapplications@southtyneside.gov.uk

Dear Sir

Proposal: Application to determine if prior approval is required for a proposed: Change of use from Commercial, Business and Service (Use Class E), or betting office or pay day loan shop to mixed use including up to two flats (Use Class C3) Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class G. The proposal is to use the basement as a commercial showroom for bathroom equipment. The ground floor and first floor will become a dwelling.

Location: 44 Charlotte Street, South Shields, NE33 1PX

On 18/09/2023 South Tyneside Council as Local Planning Authority determined that **PRIOR APPROVAL OF THE AUTHORITY IS REQUIRED AND IS HEREBY GIVEN** for the proposed change of use of the existing building as described above.

SUBJECT TO THE FOLLOWING CONDITION(S) AND REASON(S):

1 Development permitted under Part 3 Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) must be completed within a period of three years starting with the prior approval date.

As required by Part 3 Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

INFORMATIVES

1 In dealing with this application the Council has implemented the requirements of the National Planning Policy Framework to seek to approve applications for sustainable development where possible.

2 Planning permission may be required from the Council for the proposed basement windows to the front and side elevations and 2 no. doors with roller shutters along the side elevation. Please note that this decision notice relates solely to the change of use of the premises and gives no approval for external alterations to the building.

3 Please note that a requirement of this approval is that the proposed commercial use of the basement area must remain within Use Class E. In this regard if the display or sale of bathroom equipment is not principally to visiting members of the public but is primarily to trade customers then planning permission would be required from the Council for such use.

A Inch

Andrew Inch
Senior Manager Planning