



**Form new window on ground floor side
elevation**

13 Swinburne Street, Jarrow, NE32 3ED

Covering Letter

South Tyneside Council
Planning Department
Town Hall and Civic Offices
Westoe Road
South Shields
Tyne & Wear
NE33 2RL

27thth August 2025

SUBMITTED VIA PLANNING PORTAL

Dear Sir/ Madam

Planning Portal Reference PP-14284235

Studio Charrette is pleased to submit this application for a Lawful Development Certificate on behalf of Vivienne White.

The purpose of this application is to demonstrate that the proposed alteration to Little Jems Nursery, 13 Swinburne Street, Jarrow, NE32 3ED would be lawful for planning purposes under section 192 of the Town and Country Planning Act 1990.

The application is supported by the following documents:

- Application form
- Correct fee
- Cover letter (this document)
- Site location plan
- Existing and proposed drawings

The remainder of this covering letter provides an overview of the site and the proposed development and demonstrates conformity with the Town and Country Planning (General Permitted Development) Order.

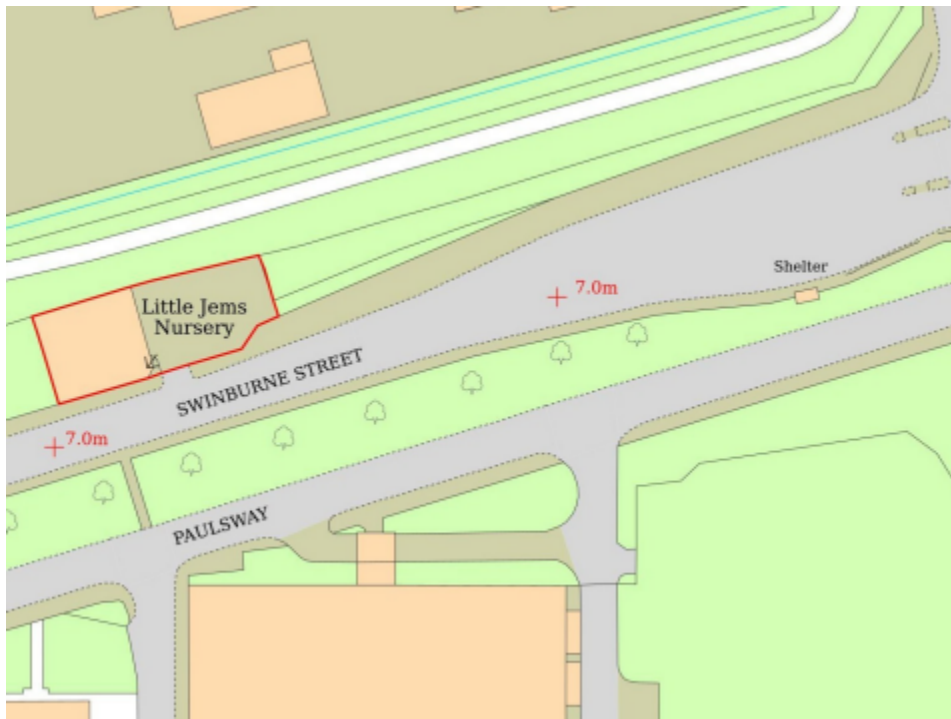
Application Site

13 Swinburne Street is a detached, two-storey building in use as a private nursery.

The property is in a relatively isolated location on Swinburne Street, with no immediately neighbouring properties. It is generally surrounded by industrial land and a car compound.

The property is not located in a Conservation Area and it is not a listed building or in an AONB or World Heritage Site and it is not covered by an Article 4 Direction.

Figure 1: Site Location Plan



Planning History

One previous application has been submitted on the sit, as follows:

Change of use of existing offices into a children's nursery, 2m high close boarded fencing to enclose flat roof (to create first floor outside play area) and external staircase to east elevation.

Reference: ST/0365/14/FUL

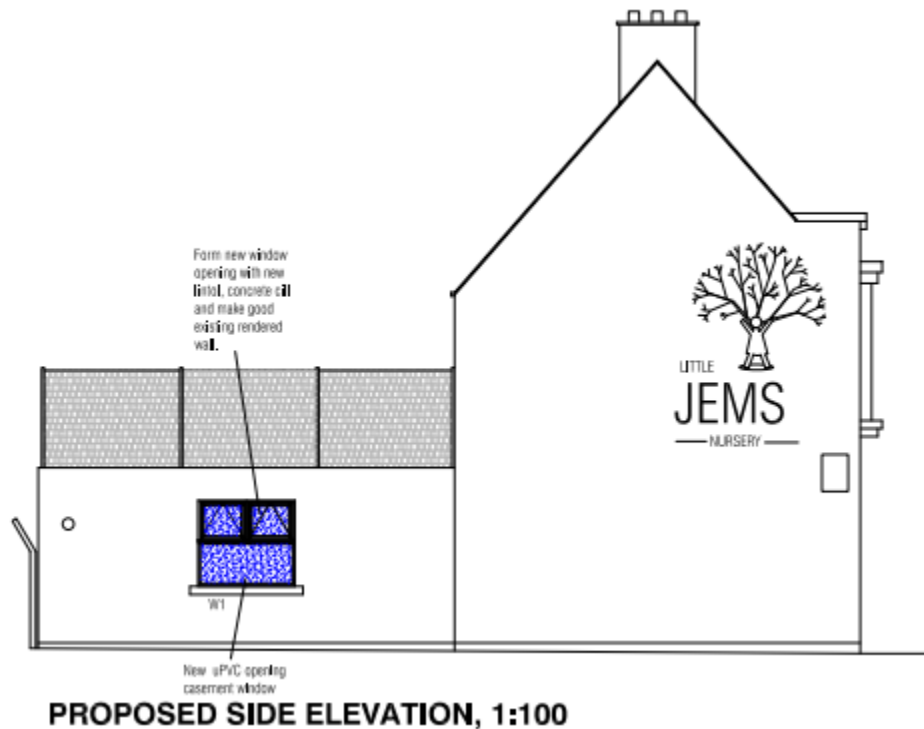
Approved

There are no planning conditions or obligations on the property to remove permitted development rights.

The Proposal

The applicant is proposing to form a new window opening at ground floor level to the side of the building.

Figure 2: Proposed Side Elevation



Assessment

To be considered permitted development the development must conform with the criteria set out in the Town and Country Planning (General Permitted Development) Order.

A nursery falls under Use Class E as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended). Permitted development rights relating to Class E properties are set out in Class A of Part 7 of the Town and Country Planning (General Permitted Development) (England) Order 2015 ("the Order") as amended. Class A permitted development rights relate to alterations to commercial premises, including changes to windows and doors.

The only restrictions relating to alterations to windows and doors relate to upper floor windows and shop fronts.

The proposed alteration is to provide a new window on the side elevation at ground floor. There will be no alterations to the frontage of the property. The proposed materials will match the existing building and so the proposed alterations will fall under permitted development on the date of the application.

Conclusion

Following a review of the proposals applicable general permitted development rights it is of our view that the development constitutes permitted development.

Should you require any further information, please contact me at the address below.

Yours faithfully,



Studio Charrette

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