South Tyneside Council

NOTICE OF GRANT OF PLANNING PERMISSION

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015

Contact Name and Address:
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Application No: 250670
Date of Issue: 30/09/2026

In pursuance of their powers under the above mentioned Acts, South Tyneside Council as Local Planning Authority hereby **GRANT** planning permission for the following:

Proposal: Change of use from office and financial services (Class E) to 20 dwellings (Class C3) and 1no. retail unit (Class E) and insertion of roof windows.

Location: 1 King Street, 2 Fowler Street and Upper Floors of 4-8 Fowler Street, South Shields, NE33 1DA

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

1 The development to which this permission relates must be commenced not later than 3 years from the date of this permission.

As required by Section 91 of the Town and Country Planning Act 1990 and to ensure that the development is carried out within a reasonable time.

2 The development shall be carried out in accordance with the approved plan(s) as detailed below

Proposed Basement GA Plan Drg No 00_0001 Rev P1 received 15/04/2026
Proposed Ground Floor GA Plan Drg No 00_003 Rev P2 received 15/04/2026
Proposed First Floor GA Plan Drg No 00_006 Rev P1 received 28/10/2025
Proposed Second Floor GA Plan Drg No 00_009 Rev P1 received 28/10/2025
Proposed Third Floor GA Plan Drg No 00_012 Rev P1 received 28/10/2025
Proposed Fourth Floor GA Plan Drg No 00_015 Rev P2 received 15/04/2026
Proposed Roof GA Plan Drg No 00_018 Rev P2 received 10/06/2026
Proposed GA Elevations Drg No 00_020 Rev P2 received 10/06/2026

Any minor material changes to the approved plans will require a formal planning application under S73 of the Town and Country Planning Act 1990 to vary this condition and substitute alternative plans.

In order to provide a procedure to seek approval of proposed minor material change which is not substantially different from that which has been approved.

3 No residential unit hereby permitted on those upper floor areas which share a floor/ceiling interface with a ground floor commercial unit(s) shall be occupied unless and until the acoustic treatment of the floor/ceiling interface area between that unit and ground floor commercial units has been implemented in full accordance with the details contained within the Residential Noise Assessment ref: NP-012419 received 28/10/2025 forming part of the submitted application documentation. Thereafter such noise mitigation measures shall remain in place at all times.

In the interests of residential amenity in accordance with Policies EA5 and DM1 of the South Tyneside LDF and the NPPF.

4 No residential unit hereby permitted shall be occupied unless and until a scheme of acoustic mitigation measures in respect of that residential unit comprising acoustic glazing and ventilation has been implemented in full in accordance with details, including a further Noise Assessment, to be submitted to and approved in writing by the Local Planning Authority. Thereafter such noise mitigation measures shall remain in place at all times.

In the interests of residential amenity in accordance with Policies EA5 and DM1 of the South Tyneside LDF and the NPPF.

5 No residential property hereby permitted shall be occupied until an overheating assessment has been submitted to and approved in writing by the Local Planning Authority and any recommendations in that assessment regarding overheating mitigation measures have been implemented in full. Thereafter such mitigation measures shall remain in place at all times.

In the interest of the residential amenity of future occupiers and in accordance with Policy DM1 of the South Tyneside LDF.

6 Prior to the first occupation of the residential dwellings hereby approved, the cycle parking and bin storage areas for those dwellings as shown on Proposed Basement GA Plan Drg No 00_0001 Rev P1 received 15/04/2026 and Proposed Ground Floor GA Plan Drg No 00_003 Rev P2 received 15/04/2026 shall be implemented in full and shall be retained as such at all times thereafter.

To promote sustainable transport choices and in the interests of visual amenity in accordance with South Tyneside Local Development Framework Policies DM1 and A1, the Council's SPD6 Parking Standards and the NPPF.

7 Prior to the first occupation of the residential properties hereby approved, a scheme of swift boxes shall be incorporated into the development in full accordance with siting and specification details to be submitted to and approved in writing by the Local Planning Authority. Thereafter, those swift boxes shall remain in place at all times.

In the interests of biodiversity in accordance with Policies DM7 and EA3 of the South Tyneside LDF and the NPPF.

8 At all times following the first occupation of any of the residential properties hereby permitted access between residential communal spaces and commercial elements of the scheme at ground floor and basement levels shall be controlled in full accordance with details to be submitted to and approved in writing by the Local Planning Authority.

In the interests of safety and security in accordance with Policy DM1 of the South Tyneside LDF and the NPPF.

NOTES TO APPLICANT:

In accordance with Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has, without prejudice to a fair and objective assessment of the proposals, issues raised and representations received, sought to work with the applicant in a positive and proactive manner with the objective of delivering high quality sustainable development to improve the economic, social and environmental conditions of the area in accordance with the NPPF (National Planning Policy Framework).

A Inch

Andrew Inch
Senior Manager Planning

Your attention is drawn to the attached schedule of notes which form part of this notice

NOTES

1 This certificate is issued under the Town and Country Planning Acts, Regulations and Orders and does not constitute a permission, approval or consent by South Tyneside Council for any other purpose whatsoever. Applications must therefore be made to the appropriate Departments of the Council for any other permission, approval or consent (including Building Regulations approval or approval of South Tyneside Council as ground landlord where appropriate) which may be necessary in connection with the proposed development or anything incidental thereto, or the use to be made of the premises which form the subject of such development.

2 You may also require permissions, approvals or consents under other legislation, or from bodies other than South Tyneside Council. This could include works affecting a public sewer, gas main, or electricity line, works within the adopted highway, works affecting a public right of way, property covenants, legislation relating to disabled persons, land drainage consent, waste management consent, scheduled monument consent or works affecting protected habitats or species.

3. Any non-material change to the approved plan(s) that form part of this permission would require the submission of an application for a non-material change under section 96A of the Town and Country Planning Act 1990. Whether changes to a proposed development are considered non-material is a matter for Planning Authority discretion.

4 The approved development should be implemented in strict compliance with all of the planning conditions, and in particular any which require details to be approved prior to the commencement of the development. Failure to do so may result in any commencement of development being unauthorised, which could be liable to enforcement action.

5 If you wish to change, or not comply with, any of the planning conditions attached to the permission, then you will need to submit a new application for planning permission under section 73 of the Town and Country Planning Act 1990. This does not affect your statutory rights of appeal against any of the planning conditions. This includes if you wish to not comply with a condition attached to a permission which details the approved plan(s), so as to make a minor material change to the approved plan(s). A minor material change is defined as one whose scale and nature results in a development that is not substantially different from that which has been approved.

6 Your attention is drawn to your responsibilities under the Chronically Sick and Disabled Persons Act 1970 and the Equalities Act 2010 relating to disabled persons, to ensure that adequate attention has been paid to their needs. If the proposed development involves new or existing buildings to which the public are to be admitted, or offices, shops, railway premises, factories or educational buildings, provision should be made for the means of access, parking and sanitary conveniences to meet the needs of disabled people. In addition, appropriate signposting of the facilities should be provided. In carrying out these statutory obligations your attention is drawn to the "Code of Practice for Access for the Disabled to Buildings" (BS5810:1979). You are advised to seek professional advice to ensure that you meet your legal obligations under the Equalities Act 2010, especially with regard to Part III thereof.

APPEALS TO THE SECRETARY OF STATE

7 **Only the applicant possesses the right of appeal**

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice unless:

- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice [reference no. if applicable], if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice; or
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.

Appeals should be made online via Appeal a planning decision. If someone does not have access to the internet and needs help completing the appeal digitally, they should contact the Planning Inspectorate customer service team on 0303 444 5000 who will provide details of support options available.

Before making an appeal, you may find it helpful to review guidance and watch a video explaining the appeals process at Make an appeal to the Planning Inspectorate and associated guidance.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

PURCHASE NOTICES

8 If permission to develop land is granted subject to conditions, whether by South Tyneside Council as local planning authority or by the Secretary of State for Communities and Local Government, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances the owner may serve a purchase notice on the Council, requiring the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.