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:
Goldline Architectural Limited
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Coundon
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Application No: 250808
Date of Issue: 21/07/2026

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 Public House (Sui Generis) to 18 bed HMO. External alterations comprising cladding to elevations, new/altered window and door openings, rear extensions to ground floor & second floor, balcony area to first floor, glass balustrade to first and second floor balconies/roof terrace and bin storage enclosure.

Location: 8 Albemarle Street, South Shields, NE33 1LZ

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

Existing and Proposed Basement Floor Plan Drg No 2000 Rev P02 received 12/05/2026
Existing and Proposed Ground Floor Plan Drg No 2001 Rev P03 received 12/05/2026
Existing and Proposed First Floor Plan Drg No 2002 Rev P01 received 12/02/2026
Existing and Proposed Second Floor Plan Drg No 2003 Rev P02 received 12/05/2026

Existing and Proposed East Elevation Drg No 2100 Rev P02 received 12/05/2026
Existing and Proposed West Elevation Drg No 2101 Rev P02 received 12/05/2026
Existing and Proposed North Elevation Drg No 2102 Rev P02 received 12/05/2026
Existing and Proposed South Elevation Drg No 2013 Rev P02 received 12/05/2026

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 The external surfaces of the development hereby permitted shall be as set out in the submitted application form and the plans as listed in condition 2.

To ensure a satisfactory standard of development and in the interests of visual amenity in accordance with South Tyneside LDF Development Management Policy DM1 and Policy 47 of the emerging South Tyneside Local Plan.

4 Before the development is first brought into use, 23no. cycle parking spaces to serve the development, as shown on the plans as listed in condition 2 shall be provided. The cycle parking shall thereafter remain in place at all times for their intended purposes.

In the interests of residential amenity, highway safety and promoting sustainable transport choices in accordance with South Tyneside Local Development Framework Policy DM1 (B & G), Policy SP26 of the emerging South Tyneside Local Plan and the NPPF.

5 Before the development is first brought into use, bin storage to serve the development, as shown on the plans as listed in condition 2 shall be provided. The bin storage shall thereafter remain in place at all times for their intended purposes.

In the interests of residential amenity, highway safety and promoting sustainable transport choices in accordance with South Tyneside Local Development Framework Policy DM1 (B & G), Policy 16 of the emerging South Tyneside Local Plan and the NPPF.

6 The HMO use hereby permitted shall be limited to a maximum occupancy at any one time of eighteen persons and the provision of 18 no. bedrooms as shown on the drawings as listed in condition 2.

In order to both define and limit the number of bedrooms and occupants authorised for the use hereby permitted in the interests of local amenity and highways safety, in accordance with the NPPF, Policy SP26 of the emerging South Tyneside Local Plan and South Tyneside LDF Policy DM1(G).

7 The house in multiple occupation hereby approved shall not be brought into use until the glazing and ventilation specifications outlined in "Table 1 - Summary of minimum façade sound insulation treatment" contained within the Noise Impact Assessment Rev A received 12/02/2026 have been installed to each bedroom and the communal kitchen/lounge/dining area within the development. Thereafter, such acoustic mitigation measures shall remain in place at all times.

In the interests of residential amenity in accordance with South Tyneside Local Development Framework Policy DM1 (B), Policies 3 and 47 of the emerging South Tyneside Local Plan and the NPPF.

8 Prior to the first occupation of bedroom 9, a privacy screen of up to 1.8m in height above platform level glazed with obscure glass to a level sufficient to protect the privacy of neighbouring property shall be provided to the entirety of the eastern edge of the privacy balcony to bedroom 9, and shall be retained as such thereafter.

To ensure the protection of privacy for neighbouring occupiers, and in the interests of residential amenity, in accordance with South Tyneside LDF Development Management Policy DM1 and Policy 47 of the emerging South Tyneside Local Plan.

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.