



ELG Planning

01325 469 236

info@elgplanning.co.uk

Gateway House, 55 Coniscliffe Road,
Darlington, Co. Durham, DL3 7EH

South Tyneside Council,
Development Management
Town Hall & Civic Offices
Westoe Road
South Shields
NE33 2RL

16 July 2026

Dear Sir / Madam,

**RE: Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended).
Application for the variation of conditions 2, 3, 5 and 10 attached to decision notice
ST/0544/23/LBC for listed building consent to vary Condition 2 (Approved plans), remove
Condition 10 (External staircase works) and discharge Conditions 3,4,5,6,7,8,9,12,13
(Details in respect of various internal and external alterations) relating to
previously approved Listed Building Consent application ST/0544/23/LBC for
internal and external alterations associated with change of use to provide college
accommodation at 16 Barrington Street, South Shields, NE33 1AN**

We are writing on behalf of Tyne Coast College. Please find enclosed an application for the above proposal, which is to make some minor amendments to the approved scheme. The application comprises the following documents:

- Completed Application Form;
- CAS015-GSSA-LB-ZZ-DR-A-0102 – Rev. C03 – Proposed Floor Plans;
- CAS015-GSSA-LB-RF-DR-A-0103 – Rev. C04 – Proposed Roof Plan;
- CAS015-GSSA-LB-XX-DR-A-0104 – Rev. C04 – Proposed Elevations;
- CAS015-GSSA-LB-XX-DR-A-2105 – Rev. C02 – External Timber Lobby Enclosure – Floor Plan and Details [Lean-to];
- CAS015-GSSA-LB-XX-DR-A-2106 – Rev. C02 – External Timber Lobby Enclosure [Lean-to];
- CAS015-GSSA-LB-XX-DR-A-2107 – Rev. C02 – External Timber Lobby Enclosure Elevation and Details [Lean-to];
- CAS015-GSSA-LB-XX-DR-A-3110 – Rev. C06 – Internal Door Elevations;
- CAS015-GSSA-LB-XX-DR-A-3115 – Rev. C06 – External Door Schedule inc. ironmongery;
- CAS015-MON-XX-RF-DR-E-8000/P01 – Electrical Engineering Services Lightning Protection Layout;

- CAS015-MON-LB-RF-DR-E-8001/C02 – Electrical Engineering Services Proposed Lightning Protection Elevation Layout;
- Photo to support lightning protection plans;
- RNJ (260226) Specific Defect Survey (16 Barrington Street) – Feb 26;
- Timberwise (260212) NE16318-16 Barrington Street-JG-Report; and
- 0097710-COL-XX-XX-DR-L-002015/C01 – Listed Building Works.

The application is being submitted via the Planning Portal (PP-15056367).

The proposed development forms part of the applicant's exciting wider plans to create a modern college facility and student accommodation fit for the twenty-first century and catalyse the existing regeneration activities of the local authority, who are working closely with the College and provide expert skills provision to over 9,000 students, whose new footfall will help revitalise the High Street.

Planning permission and listed building consent was granted for the development in December 2023. A subsequent Section 19 application to make some minor amendments to the listed building consent was approved in February 2026.

[REDACTED] continued to progress on the works required to 16 Barrington Street, alongside [REDACTED] main campus building, which are well advanced.

During this time, work has also continued to progress on the detailed technical design with input from the architect, contractor, college and wider design team. This has resulted in some further changes to the scheme, which this application is proposing to capture.

Amended Planning Drawings

The following table lists the amended package of planning drawings/documents against the plans approved as part of the previous Section 19 application and listed on the decision notice under condition 2.

Previously Approved S.19 Drawings (9250615)	Proposed Amended Drawings
CAS015-GSSA-LB-ZZ-DR-A-0102 – Proposed Floor Plans	CAS015-GSSA-LB-ZZ-DR-A-0102 – Rev. C03 – Proposed Floor Plans
CAS015-GSSA-LB-RF-DR-A-0103 – Proposed Roof Plan	CAS015-GSSA-LB-RF-DR-A-0103 – Rev. C04 – Proposed Roof Plan
CAS015-GSSA-LB-XX-DR-A-0104 – Proposed Elevations	CAS015-GSSA-LB-XX-DR-A-0104 – Rev. C04 – Proposed Elevations
CAS015-GSSA-LB-ZZ-DR-A-1001 – Demolition Floor Plans	No replacement plan. Instead, see details on CAS015-GSSA-LB-ZZ-DR-A-0102 – Rev. C03 – Proposed Floor Plans

CAS015-GSSA-LB-RF-DR-A-1002 - Demolition Roof Plan	No replacement drawing. Instead, see updated details on CAS015-GSSA-LB-RF-DR-A-0103_Proposed Roof Plan_C04
CAS015-GSSA-LB-XX-DR-A-1003 - Demolition Elevations	No replacement plan. Instead, see details on CAS015-GSSA-LB-XX-DR-A-0104 - Rev. C04 - Proposed Elevations
N71-127/3501 Rev.P2 Main entrance hall alterations internal detail sheet	CAS015-GSSA-LB-XX-DR-A-0106 Rev P02 290925 Proposed Entrance Lobby Section supersedes this and was approved via 250615 (condition 8).
N71-127/3504 Rev.P1 Proposed Wall Amendment Detail	No replacement drawing. Instead, see details on CAS015-GSSA-LB-ZZ-DR-A-0102_Proposed Floor Plans_C03
N71-127/3503 Rev.P2 Proposed Window Details	No replacement drawing. Instead, see amended fenestration details on CAS015-GSSA-LB-XX-DR-A-0104_Proposed Elevations_C04 (<i>Historic reinstated W61 to match adjacent windows and have six panes instead of four</i>)
N71-127/3502 Rev.P1 South Elevation Fenestration	CAS015-GSSA-LB-XX-DR-A-2107_External Timber Lobby Enclosure Elevation and Details [Lean-to]_C02
Heritage Record & Schedule of Works Report	CAS015-GSSA-LB-XX-DR-A-0105 Rev P05 290925 Schedule of Works supersedes this and was approved via 250615 (condition 5).
[REDACTED] Interventions Report	No replacement drawing. Instead, see details on CAS015-GSSA-LB-ZZ-DR-A-0102_Proposed Floor Plans_C03.
CAS015-GSSA-LB-XX-DR-A-1004 - Proposed Floorplans – Remedial Works	No amended plan being submitted. However an amended Timber Decay and Damp Survey by Timberwise has been submitted, which is referred to in the approved drawing.
CAS015-GSSA-LB-XX-DR-A-1005 - Proposed Elevations - Remedial Works	No amended plan being submitted. However an amended Timber Decay and Damp Survey by Timberwise has been submitted, which is referred to in the approved drawing.
No Current Plan	CAS015-GSSA-LB-XX-DR-A-2105 - Rev. C02 - External Timber Lobby Enclosure – Floor Plan and Details [Lean-to]
No Current Plan	CAS015-GSSA-LB-XX-DR-A-2106 - Rev. C02 - External Timber Lobby Enclosure – Strip Sections and Details [Lean-to]
No Current Plan	CAS015-GSSA-LB-XX-DR-A-2107 - Rev. C02 - External Timber Lobby Enclosure Elevation and Details [Lean-to]
CAS015-GSSA-LB-XX-DR-A-3110 – Internal Door Elevations	CAS015-GSSA-LB-XX-DR-A-3110 – Rev. C06 – Internal Door Elevations
CAS015-GSSA-LB-XX-DR-A-3111 – Internal Door Schedule inc Ironmongery	No replacement drawing. Instead, see updated details on CAS015-GSSA-LB-XX-DR-A-3110_Internal Door Elevations_C06

CAS015-GSSA-LB-XX-DR-A-3114 – Historic Ironmongery to be retained	-
CAS015-GSSA-LB-XX-DR-A-3115 – External Door Schedules inc Ironmongery	CAS015-GSSA-LB-XX-DR-A-3115 – Rev. C06 – External Door Schedule inc. ironmongery
No Current Plan	CAS015-MON-XX-RF-DR-E-8000/P01 – Electrical Engineering Services Lightning Protection Layout
No Current Plan	CAS015-MON-LB-RF-DR-E-8001/C02 – Electrical Engineering Services Proposed Lightning Protection Elevation Layout
No Current Plan	0097710-COL-XX-XX-DR-L-002015/C01 – Listed Building Works

Summary of the Amendments Proposed

The main changes proposed have been summarised below and have also been highlighted with revision clouds on the submitted planning drawings with supporting annotations.

Basement

- Retain existing opening on west elevation
- Retain existing courtyard wall
- Retain existing dumb waiter as a service riser (change relates to all floor levels).

Ground Floor

- Replacement of modern timber lobby enclosure.

First Floor

- Removal of middle wall nib from the IT room.
- Replacement of modern timber lobby enclosure.

Second Floor

- New partition and fire-rated enclosure added to a currently exposed structural element.
- Retention of existing partition (previously proposed to introduce new opening).
- Replacement of a non-original partition for fire resistance.
- New access hatches to existing eaves voids.

Roof Plan

- Replacement of UPVC gutter with cast iron gutter.
- Retention and repair of rooflight.
- Proposed copper ridge.
- Condenser unit added.

- Lightning protection measures added.

East Elevation

- Replacement of specified windows on a like-for-like basis.
- Amendment to proposed door.
- Lightning protection measures added.

South Elevation

- New vent.
- Replacement of specified windows on a like-for-like basis.
- Amendments to door and window detailing.
- Lightning protection measures added.

West Elevation

- Reinstatement of historic window opening.
- Removal of existing louvres and resulting openings bricked with matching brickwork.



protection measures added.

North Elevation

- Lightning protection measures added.

The windows that are shown as being replaced on the elevations are consistent with those recommended to be replaced in the Window and Door Condition Report and Repair Methodology Letter (prepared by ERW Joinery Ltd), which was approved as part of the previous section 19 application (LPA Ref: 250615 - condition 3).

The following additional plans have been submitted to provide details of the works proposed for the external lobby enclosure, as identified on the proposed floor plans (CAS015-GSSA-LB-ZZ-DR-A-0102 – Rev. C03).

- CAS015-GSSA-LB-XX-DR-A-2105 – Rev. C02 – External Timber Lobby Enclosure – Floor Plan and Details [Lean-to]
- CAS015-GSSA-LB-XX-DR-A-2106 – Rev. C02 – External Timber Lobby Enclosure – Strip Sections and Details [Lean-to]
- CAS015-GSSA-LB-XX-DR-A-2107 – Rev. C02 – External Timber Lobby Enclosure Elevation and Details [Lean-to]

The submitted details also include some changes to the proposed internal/external doors and ironmongery, which are shown on the following plans:

- CAS015-GSSA-LB-XX-DR-A-3110 – Rev. C06 – Internal Door Elevations
- CAS015-GSSA-LB-XX-DR-A-3115 – Rev. C06 – External Door Schedule inc. ironmongery

Additional Details

The submitted package of planning drawings/documents also includes some additional details as summarised below.

- CAS015-MON-XX-RF-DR-E-8000/P01 – Electrical Engineering Services Lightning Protection Layout.
- CAS015-MON-LB-RF-DR-E-8001/C02 – Electrical Engineering Services Proposed Lightning Protection Elevation Layout.
- A photo to support the above lightning protection plans.
- RNJ (260226) Specific Defect Survey (16 Barrington Street) – Feb 26 – This includes details of a gravel strip and vertical DPM, which are works recommended by a Building Conservation Accredited Surveyor. This was commissioned by the client in response to the planning officer's request during the previous section 19 application to seek a second [REDACTED] rising damp issues and the recommend treatments. The submitted package [REDACTED] ng drawings and documents have taken on board the report's [REDACTED] ndations.
- Timberwise (260212) NE16318-16 Barrington Street-JG-Report – Removes a reference to electro osmosis, which was included in the previously submitted version of the report. This is in response to the recommendation included in the RNJ Specific Defect Survey.
- 0097710-COL-XX-XX-DR-L-002015/C01 – Listed Building Works. This is a landscape plan, which has been produced form the wider landscape proposed for the college development. The plan includes specific works to the listed building, which include a gate to staff garden, vertical damp proof membrane, and geotextile membrane wrap with gravel infill. See the key on the submitted plan for further details. These works are in line with the recommendations included in the submitted RNJ Specific Defect Survey.

Some of the proposed changes have been discussed with officers at the local planning authority (LPA) in advance of this submission.

Other Conditions

Alongside amending the plans listed under condition 2. We would also highlight the changes to the wording that will be required to the following conditions, so that they include reference to the amended plans/documents.

Condition 3

- Updated reference to Timberwise (260212) NE16318-16 Barrington Street-JG-Report.

Condition 5

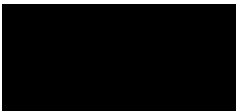
- The previously approved Schedule of Works (CAS015-GSSA-LB-XX-DR-A-105) listed under this condition makes reference to the Timberwise report, which has been updated as part of this application.

Condition 10

- Update reference to CAS015-GSSA-LB-XX-DR-A-0104 – Rev. C04 – Proposed Elevations.

We trust the submitted information allows the application to be approved at the earliest opportunity. Please do not hesitate to contact me should you have any queries.

Yours faithfully



Kevin Ayrton MRTPI, **Associate**