

ADDENDUM 21.11.2017

Item No: 6

Application No:	17/01425/FUL	Author	Rebecca Andison
Date valid:	26 September 2017	☎:	0191 643 6321
Target decision date:	26 December 2017	Ward:	Wallsend

Application type: full planning application

Location: New Winning Tavern Church Bank Wallsend Tyne And Wear NE28 7LE

Proposal: Refurbishment and change of use from tavern and attached apartment, to create 10no apartments including two rear two storey extensions, with associated external landscaping works and parking

Applicant: Marine Buildings Ltd., Mr Austin Barnes Marine House Unit 1
Willington Quay Wallsend NE28 6SU

Agent: Design Lines Architects Ltd., Mr Steven Lines 19 John Street
Cullercoats North Shields NE30 4PJ

RECOMMENDATION: Application Permitted

Additional Consultee Comments

Design and Layout

The proposal will bring a vacant building back into the use and secure the repair and future maintenance of this locally listed building. The proposed external alterations will significantly enhance the appearance of the building and the extensions are considered acceptable. Restoration of original built fabric should also be considered as part of the conversions including restoring the original windows. This is conditioned below.

The proposal is supported subject to the following conditions:

1. Roof covering on original building to be natural slate.
2. Roof lights to be flush fitting and to an agreed design and size.
3. Rainwater goods to be cast iron on original building.
4. Design of new windows and schedule of repair original windows to be agreed.
5. Boiler flues, vents, grilles to be on rear roof pitch or rear elevations. Locations to be agreed.
6. Alterations or repair to stonework on original building to be carried out in natural stone.

Amended conditions:

24) Notwithstanding any indication of materials which may have been given in the application, prior to the construction of any part of the development hereby approved above ground level a schedule and/or samples materials and finishes for the development and all surfacing materials, shall be submitted to and approved in writing by the Local Planning Authority. **On the original building the roof covering shall be natural slate and the rainwater goods cast iron.** Thereafter, the development shall not be carried out other than in accordance with the approved details.

Reason: To ensure a satisfactory appearance having regard to Policies DM6.1 and DM6.6 of the North Tyneside Local Plan 2017.

27) Notwithstanding the details shown on the approved plans prior to the construction of any part of the development hereby approved above ground level full details of the design and finish of all new windows and doors, **and a schedule of repair for the original windows**, must be submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed, the windows must be set back within the reveal. Thereafter, the development shall not be carried out other than in accordance with the approved details.

Reason: To ensure a satisfactory appearance having regard to Policies DM6.1 and DM6.6 of the North Tyneside Local Plan 2017.

Additional condition:

32) All alterations and repairs to the stonework on original building must be carried out in natural stone.

Reason: To ensure a satisfactory appearance having regard to Policies DM6.1 and DM6.6 of the North Tyneside Local Plan 2017.