SOUTH TYNESIDE METROPOLITAN BOROUGH COUNCIL

NOTICE OF GRANT OF PLANNING PERMISSION

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1995

Application Number
ST/0028/06/FUL

Date of Issue
03/03/2006

Contact Name and Address:
Mr P Gass
58 Thorntons Close
Pelton
Chester-le-Street
DH2 1QH

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

PROPOSAL: Proposed change of use from shop (class A1) to ground floor flat (class C3) with garage to rear and bay window to front elevation, refurbishment of first floor flat, proposed new boundary wall at the Southern, Eastern and Western boundary of the front yard area, proposed access ramp in the front yard area

LOCATION: 196 & 196A Albert Road, Jarrow, Tyne & Wear, NE32 5JA

In accordance with your application dated 04 January 2006

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.

Reason - General
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 external surfaces of the development hereby permitted shall be only of materials closely matching in colour, size, shape and texture those of the existing building of which the development will form a part.

To ensure a satisfactory standard of development and in the interests of visual amenity in accordance with policies ENV5 and H2 of the adopted South Tyneside Unitary Development Plan.

NOTES TO APPLICANT:

For the avoidance of doubt this decision relates to the following plans and/or specifications:

Drawing no PBR1 received 06/01/2006.
Drawing no PBR2 received 06/01/2006.
Existing and Proposed Boundary Walls received 27/02/2006
Additional Information Letter received 27/02/2006

REASONS FOR GRANT OF PLANNING PERMISSION

The decision to grant planning permission has been taken having regard to the UDP policies ENV5, S9 and H2 and all other material considerations. The delegated decision sheet on the application file provides a further justification of the decision and can be examined during normal office hours.

NOTE TO APPLICANT

Prior to any works commencing the applicant is to contact the Council;s Highways Department with regard to the removal of the existing traffic sign located in the front garden area. No works are to commence until such time as the sign has been removed.

Kath Lawless
Development Control Manager

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

IMPORTANT NOTES

1. 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.

2. 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. This does not affect your statutory rights of appeal against any of the planning conditions.

3. Any deviation from the approved plan(s) that form part of this permission cannot be treated as a minor amendment. Most proposals for variations to approved plan(s) will require the submission of a new planning application.

4. This certificate is issued under the Town and Country Planning Act and Orders and does not constitute a permission, approval, or consent for any other purpose. Applications should be made for any other permission, approval or consent required from the Borough Council (including Building Regulations approval, or approval of the Borough 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.

5. You may also require permissions, approvals or consents under other legislation, or from bodies other than the Borough 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.

6. Your attention is drawn to your responsibilities under the Chronically Sick and Disabled Persons Act 1970 and the Disability Discrimination Act 1995 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 Disability Discrimination Act 1995, especially with regard to Part III thereof.

7. Where this approval relates to building works, attention is drawn to the provisions of section 24(i) of the Tyne and Wear Act 1980, relating to the access for the fire brigade, which may be invoked when approval under the Building Regulations is sought for the development.

APPEALS TO THE SECRETARY OF STATE

8. If the applicant is aggrieved by the decision of the Local Planning Authority to grant permission or approval subject to conditions, he may appeal to the First Secretary of State in accordance of section 78 of the Town and Country Planning Act 1990 within six months of the date of this notice. (Appeals must be made on a form which is obtainable from The Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN). The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted otherwise than subject to the conditions imposed on them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order.

PURCHASE NOTICES

9. If permission to develop land is refused or granted subject to conditions, whether the Local Planning Authority or by the First Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Borough Council, a purchase notice 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.

LOCAL AUTHORITY BUILDING CONTROL
South Tyneside Council
Building Control Manager
Regeneration and Resources
Town Hall and Civic Offices
Westoe Road
South Shields, Tyne and Wear NE33 2RL

Tel: **0191 427 1717** **Fax:** **0191 427 7171**

E-mail: buildingcontrol@s-tyneside-mbc.gov.uk

CERTIFICATE OF COMPLETION

The Building Act 1984
The Building Regulations 2000

Building Regulations plan number:

FP/2006/00023

1. **Details of Work**

Change of use - shop to flat and alterations

2. **Location of the building**

196 Albert Road, Jarrow, Tyne & Wear

3. **Deposit of Particulars**

An application was deposited under the Building Regulations made under Section 1(3) of the Building Act on: 06 January 2006

4. **Completion Date**

Date of completion Inspection : 18 February 2009

5. **Compliance with the Building Regulations**

It is hereby certified that the building works described above have been inspected and so far as the authority has been able to ascertain the requirements of the Building Regulations are satisfied. On request, information on inspections carried out by us, can be provided.

6. **Authority**

This certificate has been authorised by: **Ian Wilkinson**
(authorised Officer) **Building Control Manager**

Signature: I. Wilkinson Date: 20 February 2009

Note: This certificate relates only to the work described in (1) above. This certificate does not relate to any work carried out to which the regulations did not apply on this occasion, for example to the existing building not affected by an extension or the work of repair or the replacement of fittings etc.

BUILDING CONTROL

BUILDING REGULATIONS COMPLIANCE

This is a Building Regulations Compliance Certificate:

It confirms the work detailed below has been carried out by a Gas Safe registered business. It is also confirmation from the business that the work:

- was carried out in accordance with the Gas Safety (Installation and Use) Regulations, as well as all other relevant industry standards
- has been self certified as being compliant with Section 4 and 7 of the Building Regulations in England, Wales and Isle of Man.

It is a legal requirement for anyone carrying out gas work on your behalf to be Gas Safe registered, please remember to check your engineer's licence card before you have any gas work carried out.

Registered businesses can self certify that their work complies with building regulations requirements in England, Wales and Isle of Man. This assists you in complying with your obligation to notify your local authority building control as the property owner, and this certificate confirms this notification has been done for you.

Thank you for using a Gas Safe registered business. Gas Safe Register recommends that you have your gas appliances checked for safety annually.

Property Address:

196 Albert Road
JARROW
Tyne and Wear
NE32 5JA

Certificate No. 1859241

Gas Safe Register has been notified that the work detailed below has been undertaken.

Work completed by:	Mr. David Brown
On behalf of:	CDB
Registration Number:	228940
Date of work:	24-01-2010

Installed a Gas Boiler
Vokera Compact 25 HE

Gas Safe Register™
PO Box 6804
Basingstoke RG24 4NB

www.GasSafeRegister.co.uk

Gas Safe Register has notified your local authority building control of the work detailed on this certificate.
Gas Safe Register inspects the work of registered businesses to ensure safety and standards are maintained.
Should your property be selected for inspection your co-operation in gaining access to inspect the work will be appreciated.

Please note that the contract for the work carried out is between yourself and the named business. Gas Safe Register can take no responsibility for the standard of work carried out. However, if you have any concerns regarding gas safety please contact your engineer.

GAS safe® REGISTER

R I S I N G D A M P C O N T R O L

Guarantee

This document should be kept in a safe place with the Survey Report

Contract Number 2111/ 15159 (To be quoted in any communication)

Client

Mr D Brown
77 Redgrave Close
St James Village
Gateshead
Tyne & Wear
NE8 3JD

Property Address

196 Albert Road
Jarrow

Date of Survey Report 08/05/2007 **Month of Completion** June 2007

1. Peter Cox Ltd issues this Guarantee subject to payment of its account in full and in accordance with the contract terms and conditions.

2. Peter Cox Ltd guarantees to the Client for 20 years from the end of the month of completion that upon being notified as soon as reasonably possible of damp continuing to rise from the foundations through the Peter Cox damp-proof course inserted under the contract it will, provided the Client has kept the Property well repaired and maintained, upon production of this Guarantee, the survey report (including any drawings) and specification and the pre-payment of a re-inspection fee (which shall be refunded should treatment under the terms of the Guarantee be required), inspect the wall or structure to which the damp-proof course was inserted and carry out further damp-proof treatment to that wall or structure to prevent such continuation in accordance with its original terms and conditions.

3. This Guarantee shall not apply, however, if damp continues to rise from the foundations through the Peter Cox damp-proof course because of any settlement or movement of the wall or wall structure or foundations or any interference with such damp-proof course.

4. In the event of any transfer of ownership of the Property covered by this Guarantee Peter Cox Ltd will recognise the successor in title as the person entitled to the benefit of this Guarantee for its remaining term subject to their application for re-assignment and the payment by them of the company's then current transfer administration fee within 90 days of the transfer of ownership.

5. Peter Cox Ltd undertakes to deal with any claim under its Guarantee promptly and fairly; this Guarantee is in addition to the Common Law and Statutory Rights of the client which shall remain unaffected.

Dated 19/07/07

For and on behalf of
Peter Cox Ltd

Director

PETER COX
PROPERTY SERVICES

BWTSRA

PCA Property Care Association

Peter Cox Limited Registered in England No. 2438126
Registered Office: Chancery House, St Nicholas Way, Sutton, Surrey SM1 1JB
Tel 020 8661 6600 Fax 020 8661 6660

Certificate No. FS 14867

Law Society Property Information Form (3rd edition)

Address of the property

196, Albert Road,
Jarrow,
Tyne and Wear.

Postcode NE32 5JA

Full names of the seller

David Brown

Seller's solicitor

Name of solicitor's firm

David C. Hatfield & Co.,

Address

73 Ellison Street
Jarrow
Tyne and Wear.
NE32 3JU

Email

david@hatfieldsolicitors.co.uk

Reference number

BRO004.13

About this form

This form is completed by the seller to supply the detailed information and documents which may be relied upon for the conveyancing process.

It is important that sellers and buyers read the notes below.

Definitions

- 'Seller' means all sellers together where the property is owned by more than one person.
- 'Buyer' means all buyers together where the property is being bought by more than one person.
- 'Property' includes all buildings and land within its boundaries.

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