

ADDENDUM

Item No: 4

Application No:	15/00698/FUL	Author	Haley Marron
Date valid:	21 July 2015	:	
Target decision date:	20 October 2015	☎:	0191 643 6330
		Ward:	Cullercoats

Application type: full planning application

Location: 16 John Street Cullercoats Tyne And Wear NE30 4PL

Proposal: Demolition of existing building and erection of apartment block containing 12 apartments (Further amended plans received and dated 25.09.2015).

Applicant: Mr Mark Holmes, C/o Agent

Agent: Jon Tweddell Planning Ltd, FAO Mr Jon Tweddell 68 Acklington Road Amble Morpeth Northumberland NE65 0NG

RECOMMENDATION: Application Refused
INFORMATION

RECOMMENDATION: Application Refused

1.0 Conservation Officer

1.1 Re window fenestration

1.2 I gave comments relating to the external appearance, the neighbouring 3 storey houses to the east and the accuracy of the elevation of these houses No.12 John Street.

1.3 I have looked at the latest drawing (14051 301 G elevations) and can see my suggestions for improvement to the elevation have not been followed. I cannot understand why the kitchen layout can not be altered to allow a taller window i.e. a lowered cill.

1.4 I note the blank area of brickwork will be the communal staircase serving the first and second floor – this will be artificially lit – is that something we can support?

1.5 General comments

1.6 The design reference is no.12 John Street. I can support the height as the houses on Beverley Terrace are 3 storeys plus roof. The new development follows the character of these Victorian houses. This site marks the transition between the tall houses and the traditional 2 storey (plus roof) of Station Road.

1.7 I can support the height scale and mass of the new development as it is the character of the sea front houses.

1.8 Recommended conditions

1.9 Proposed Materials - The materials need to be high quality with a long life

1.10 Windows - The windows need to be painted timber vertical sliding sash, we would require full size joinery details

1.11 Gutters and downpipes - These need to be metal, we would require full details.

1.12 Fascias, soffits and barge boards - These need to be painted timber, we would require full details.

1.13 Chimney stacks - I note the annotation states GRP with brick slips – we require further information.

1.14 Stone dressings - These need to be natural stone, we require full drawn details.

1.15 Boundary treatments - We should condition full details of boundary treatments to the west against no.14 John Street.

1.16 Officer comments

1.17 Whilst the comments regarding proposed window detailing is noted, the Conservation Officer does not object to the overall scheme. On this basis it is considered the impact on the character and appearance of the Conservation Area is acceptable, in accordance with the NPPF and UDP policies E16/2 and H11.

1.18 If Members are minded to approve the application it is recommended that conditions relating to the issues above be imposed (refer to 1.9 – 1.15).