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**From:** George Groom <george.groom@stormtempest.com>  
**Sent:** 29 June 2021 09:25  
**To:** Rebecca Andison Planning <Rebecca.Andison@northtyneside.gov.uk>  
**Subject:** RE: 21/00266/LBC 1-2 Colbeck Terrace, Tynemouth

\*EXTRNL\*

Hi Rebecca,

Please see attached photographic schedule for the main roof covering of 1-2 Colbeck Terrace to support our application for a roof replacement.

As you can see from the photos the roof and chimney stacks are in a poor condition. In order to access the roof slopes and even when working carefully to undertake repairs, the contractors are unlikely to completely avoid causing further damage. We also have concerns toward the sagging of the right hand side rear roof slope and would like to open it up to confirm whether there are any structural concerns.

We also noted that many of the slates have visible nail holes which indicates they have already been reused once and are not suitable for salvage.

The current occupants of the roof flat are experiencing ongoing rainwater ingress and we have concerns that this will cause further deterioration to the fabric of the building if not resolved swiftly.

Any further queries just let me know.

Kind regards,

George,

**George Groom, Building Surveyor**

Storm Tempest Ltd, 3 Apollo Court, Koppers Way, Hebburn, Tyne & Wear, NE31 2ES

T: (0191) 300 99 77 M: 0777 848 7687 W: [George.groom@stormtempest.com](mailto:George.groom@stormtempest.com)



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**From:** George Groom

**Sent:** 21 June 2021 09:37

**To:** Rebecca Anderson Planning <[Rebecca.Anderson@northtyneside.gov.uk](mailto:Rebecca.Anderson@northtyneside.gov.uk)>

**Subject:** RE: 21/00266/LBC 1-2 Colbeck Terrace, Tynemouth

Hi Rebecca,

Just to confirm I will be attending site later this week to undertake the roof survey and issue a new photographic schedule, as the scaffold has now been constructed.

Kind regards,

George,

**George Groom, Building Surveyor**

Storm Tempest Ltd, 3 Apollo Court, Koppers Way, Hebburn, Tyne & Wear, NE31 2ES

T: (0191) 300 99 77 M: 0777 848 7687 W: [George.groom@stormtempest.com](mailto:George.groom@stormtempest.com)



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**From:** Rebecca Andison Planning <[Rebecca.Andison@northtyneside.gov.uk](mailto:Rebecca.Andison@northtyneside.gov.uk)>  
**Sent:** 25 May 2021 13:58  
**To:** George Groom <[george.groom@stormtempest.com](mailto:george.groom@stormtempest.com)>  
**Subject:** RE: 21/00266/LBC 1-2 Colbeck Terrace, Tynemouth

Hi George,

The decision should be issued by Thursday and a condition will be included requiring that a detailed survey and additional photographs are submitted to agree the extent of the work at the rear. We would not normally inspect the roof ourselves but if you can ensure that detailed photographs are taken this will help when agreeing the condition details.

Thanks,  
Rebecca

**Rebecca Andison**  
Senior Planning Officer



Quadrant, The Silverlink North, Cobalt Business Park, North Tyneside, NE27 0BY

Tel: 0191 643 6321  
07874611013

e-mail: [rebecca.andison@northtyneside.gov.uk](mailto:rebecca.andison@northtyneside.gov.uk)

We are working to maintain planning services during the COVID-19 outbreak. Although some restrictions are being lifted, in line with Government advice, staff continue to work remotely and are not attending face to face meetings unless absolutely essential. This means that our planning reception service remains suspended and you are currently requested not to visit our offices at Quadrant. You can still contact the Planning team via [development.control@northtyneside.gov.uk](mailto:development.control@northtyneside.gov.uk) or leave a message on our general phone line (0191) 643 2310, which will be checked daily and we aim to return calls during the service times. Please be assured we are doing everything possible to maintain a 'normal' service but there may be some delays. We thank you for your continued understanding and co-operation at this time.

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**From:** George Groom <[george.groom@stormtempest.com](mailto:george.groom@stormtempest.com)>  
**Sent:** 24 May 2021 15:42  
**To:** Rebecca Andison Planning <[Rebecca.Andison@northtyneside.gov.uk](mailto:Rebecca.Andison@northtyneside.gov.uk)>  
**Subject:** RE: 21/00266/LBC 1-2 Colbeck Terrace, Tynemouth

\*EXTRNL\*

Hi Rebecca,

We are looking to have a scaffold erected on this property to provide roof access the week commencing the 28<sup>th</sup> June, would a member on the conservation team be interested in meeting us on site to discuss the roof replacement works and assess the condition?

Kind regards,

George,

**George Groom, Building Surveyor**

Storm Tempest Ltd, 3 Apollo Court, Koppers Way, Hebburn, Tyne & Wear, NE31 2ES  
T: (0191) 300 99 77 M: 0777 848 7687 W: [George.groom@stormtempest.com](mailto:George.groom@stormtempest.com)



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**From:** George Groom  
**Sent:** 06 May 2021 08:43  
**To:** Rebecca Andison Planning <[Rebecca.Andison@northtyneside.gov.uk](mailto:Rebecca.Andison@northtyneside.gov.uk)>  
**Subject:** RE: 21/00266/LBC 1-2 Colbeck Terrace, Tynemouth

Hi Rebecca,

I can confirm we are happy to agree the proposed extension of time.

Kind regards,

George

**George Groom, Building Surveyor**

Storm Tempest Ltd, 3 Apollo Court, Koppers Way, Hebburn, Tyne & Wear, NE31 2ES  
T: (0191) 300 99 77 M: 0777 848 7687 W: [George.groom@stormtempest.com](mailto:George.groom@stormtempest.com)



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**From:** Rebecca Andison Planning <[Rebecca.Andison@northtyneside.gov.uk](mailto:Rebecca.Andison@northtyneside.gov.uk)>  
**Sent:** 06 May 2021 07:20  
**To:** George Groom <[george.groom@stormtempest.com](mailto:george.groom@stormtempest.com)>  
**Subject:** RE: 21/00266/LBC 1-2 Colbeck Terrace, Tynemouth

Hi George,

I have attached a request for a further extension of time –please could you confirm whether this is acceptable.

I will discuss your suggestion regarding a conditional consent with colleagues and come back to you shortly.

Kind regards,  
Rebecca

Rebecca Andison  
Senior Planning Officer



Quadrant, The Silverlink North, Cobalt Business Park, North Tyneside, NE27 0BY

Tel: 0191 643 6321  
07874611013

e-mail: [rebecca.andison@northtyneside.gov.uk](mailto:rebecca.andison@northtyneside.gov.uk)

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---

**From:** George Groom <[george.groom@stormtempest.com](mailto:george.groom@stormtempest.com)>  
**Sent:** 05 May 2021 13:42  
**To:** Rebecca Andison Planning <[Rebecca.Andison@northtyneside.gov.uk](mailto:Rebecca.Andison@northtyneside.gov.uk)>  
**Subject:** RE: 21/00266/LBC 1-2 Colbeck Terrace, Tynemouth

\*EXTRNL\*

Hi Rebecca,

We agree to another extension of time and after further discussions with the client I was wondering if there might be a consideration for conditional approval for the works? Perhaps for we can propose that the slates to the front roof slope be replaced where necessary and any slates in fair condition salvaged for re-use?

Following this decision we would have justification to erect a scaffold and arrange a joint visit, at which point we would be able to determine whether or not the remaining works can be agreed as necessary and produce an accurate schedule of works?

Unfortunately I am limited in what further information I can provide at this time due to not having undertaken the roof survey myself.

Kind regards,

George,

**George Groom, Building Surveyor**

**Storm Tempest Ltd**, 3 Apollo Court, Koppers Way, Hebburn, Tyne & Wear, NE31 2ES  
**T:** (0191) 300 99 77 **M:** 0777 848 7687 **W:** [George.groom@stormtempest.com](mailto:George.groom@stormtempest.com)

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**From:** Rebecca Andison Planning <[Rebecca.Andison@northtyneside.gov.uk](mailto:Rebecca.Andison@northtyneside.gov.uk)>  
**Sent:** 05 May 2021 08:41  
**To:** George Groom <[george.groom@stormtempest.com](mailto:george.groom@stormtempest.com)>  
**Subject:** RE: 21/00266/LBC 1-2 Colbeck Terrace, Tynemouth

Hi George,

The photographs show the general condition of the roof but no detailed images have been provided.

The general condition of the roof appears to vary from the front and rear slope; the front slope has several slipped and cracked slates and is in need of repairs. The rear roof slope looks in a much better condition. The photos do not verify the findings of the report by North East Roof Contractors which cited that lime mortar has dislodged from the underside of the tiles, ridge tile mortar bed joints show signs of failure, lead stepped flashing requires re-sealing, chimney stack requires re-pointing and rainwater gutters require replacing. How was the roof inspected by the North East Roof Contractors? Did they take photos at the time of inspection which could be provided?

Good conservation practice proposes minimum intervention and maximum retention when it comes to works to historic buildings. The current works are therefore not supported without clear evidence.

I am happy to continue to work with you to find a solution for any necessary works to be undertaken. However as the application is due to be determined by the end of the week we will need to extend the decision date again if you want to provide further information. Please could you confirm how you would like to proceed **by noon tomorrow**.

Thanks,  
Rebecca

Rebecca Andison  
Senior Planning Officer



Quadrant, The Silverlink North, Cobalt Business Park, North Tyneside, NE27 0BY

Tel: 0191 643 6321  
07874611013

e-mail: [rebecca.andison@northtyneside.gov.uk](mailto:rebecca.andison@northtyneside.gov.uk)

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---

**From:** George Groom <[george.groom@stormtempest.com](mailto:george.groom@stormtempest.com)>  
**Sent:** 23 April 2021 15:32  
**To:** Rebecca Andison Planning <[Rebecca.Andison@northtyneside.gov.uk](mailto:Rebecca.Andison@northtyneside.gov.uk)>  
**Subject:** RE: 21/00266/LBC 1-2 Colbeck Terrace, Tynemouth

\*EXTRNL\*

Hi Rebecca,

Please see below link as requested.

<https://we.tl/t-k4WT3Cts1F>

Kind regards,

George,

**George Groom, Building Surveyor**

Storm Tempest Ltd, 3 Apollo Court, Koppers Way, Hebburn, Tyne & Wear, NE31 2ES  
**T:** (0191) 300 99 77 **M:** 0777 848 7687 **W:** [George.groom@stormtempest.com](mailto:George.groom@stormtempest.com)



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**From:** Rebecca Andison Planning <[Rebecca.Andison@northtyneside.gov.uk](mailto:Rebecca.Andison@northtyneside.gov.uk)>  
**Sent:** 22 April 2021 07:27  
**To:** George Groom <[george.groom@stormtempest.com](mailto:george.groom@stormtempest.com)>  
**Subject:** RE: 21/00266/LBC 1-2 Colbeck Terrace, Tynemouth

Hi George,

Would you be able to share these via WeTransfer please as our security settings do not allow access to Dropbox.

Thanks,  
Rebecca

**Rebecca Andison**  
**Senior Planning Officer**



Quadrant, The Silverlink North, Cobalt Business Park, North Tyneside, NE27 0BY

Tel: 0191 643 6321  
07874611013

e-mail: [rebecca.andison@northtyneside.gov.uk](mailto:rebecca.andison@northtyneside.gov.uk)

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---

**From:** George Groom <[george.groom@stormtempest.com](mailto:george.groom@stormtempest.com)>  
**Sent:** 21 April 2021 13:24  
**To:** Rebecca Andison Planning <[Rebecca.Andison@northtyneside.gov.uk](mailto:Rebecca.Andison@northtyneside.gov.uk)>  
**Subject:** RE: 21/00266/LBC 1-2 Colbeck Terrace, Tynemouth

\*EXTRNL\*

Hi Rebecca,

I've attached the dropbox link for the Colbeck Terrace aerial survey photos as the file itself extremely large. The photos are every high resolution so if you zoom in you can get a very good indication of the condition of the roof covering.

Hopefully this will provide you with all the info needed to make a decision.

Kind regards,

George,

<https://www.dropbox.com/sh/c4m19kfwbamez5o/AAA6VcjZU-tPu6X9XWsl-X4ta?dl=0>

**George Groom, Building Surveyor**

Storm Tempest Ltd, 3 Apollo Court, Koppers Way, Hebburn, Tyne & Wear, NE31 2ES  
T: (0191) 300 99 77 M: 0777 848 7687 W: [George.groom@stormtempest.com](mailto:George.groom@stormtempest.com)



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**From:** Rebecca Andison Planning <[Rebecca.Andison@northtyneside.gov.uk](mailto:Rebecca.Andison@northtyneside.gov.uk)>  
**Sent:** 15 April 2021 08:23  
**To:** George Groom <[george.groom@stormtempest.com](mailto:george.groom@stormtempest.com)>  
**Subject:** RE: 21/00266/LBC 1-2 Colbeck Terrace, Tynemouth

Hi George,

As the current extension of time expires on Monday I have attached a request for a further extension until 07.05.2021. Hopefully this should allow enough time for the photos to be provided. Please could you confirm whether this is acceptable.



Thanks,  
Rebecca

Rebecca Andison  
Senior Planning Officer



Quadrant, The Silverlink North, Cobalt Business Park, North Tyneside, NE27 0BY

Tel: 0191 643 6321  
07874611013

e-mail: [rebecca.andison@northtyneside.gov.uk](mailto:rebecca.andison@northtyneside.gov.uk)

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---

**From:** George Groom <[george.groom@stormtempest.com](mailto:george.groom@stormtempest.com)>  
**Sent:** 25 March 2021 10:51  
**To:** Rebecca Andison Planning <[Rebecca.Andison@northtyneside.gov.uk](mailto:Rebecca.Andison@northtyneside.gov.uk)>  
**Subject:** RE: 21/00266/LBC 1-2 Colbeck Terrace, Tynemouth

\*EXTRNL\*

Hi Rebecca,

Please see attached.

Kind regards,

George,

**George Groom**, Building Surveyor

**Storm Tempest Ltd**, 3 Apollo Court, Koppers Way, Hebburn, Tyne & Wear, NE31 2ES  
**T:** (0191) 300 99 77 **M:** 0777 848 7687 **W:** [George.groom@stormtempest.com](mailto:George.groom@stormtempest.com)



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**From:** Rebecca Andison Planning <[Rebecca.Andison@northtyneside.gov.uk](mailto:Rebecca.Andison@northtyneside.gov.uk)>  
**Sent:** 24 March 2021 12:34  
**To:** George Groom <[george.groom@stormtempest.com](mailto:george.groom@stormtempest.com)>  
**Subject:** RE: 21/00266/LBC 1-2 Colbeck Terrace, Tynemouth

Hi George,

I have attached an extension of time request. Please could you respond either by email or by signing the section at the end of the letter.

Thanks,  
Rebecca

**Rebecca Andison**  
**Senior Planning Officer**



Quadrant, The Silverlink North, Cobalt Business Park, North Tyneside, NE27 0BY

Tel: 0191 643 6321  
07874611013

e-mail: [rebecca.andison@northtyneside.gov.uk](mailto:rebecca.andison@northtyneside.gov.uk)

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---

**From:** George Groom <[george.groom@stormtempest.com](mailto:george.groom@stormtempest.com)>  
**Sent:** 24 March 2021 09:34  
**To:** Rebecca Andison Planning <[Rebecca.Andison@northtyneside.gov.uk](mailto:Rebecca.Andison@northtyneside.gov.uk)>  
**Subject:** RE: 21/00266/LBC 1-2 Colbeck Terrace, Tynemouth

\*EXTRNL\*

Hi Rebecca,

We are in the process of attempting to arrange an aerial survey of the roof to provide the photos you have requested.

I can confirm we are happy to extend the deadline to provide us more time.

Kind regards,

George,

George Groom, Building Surveyor

Storm Tempest Ltd, 3 Apollo Court, Koppers Way, Hebburn, Tyne & Wear, NE31 2ES  
T: (0191) 300 99 77 M: 0777 848 7687 W: [George.groom@stormtempest.com](mailto:George.groom@stormtempest.com)



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**From:** Rebecca Andison Planning <[Rebecca.Andison@northtyneside.gov.uk](mailto:Rebecca.Andison@northtyneside.gov.uk)>  
**Sent:** 23 March 2021 08:18  
**To:** George Groom <[george.groom@stormtempest.com](mailto:george.groom@stormtempest.com)>  
**Subject:** RE: 21/00266/LBC 1-2 Colbeck Terrace, Tynemouth

Hi George,

Please could you confirm whether you intend to submit further photos for this application. The decision is due to be made by Thursday this week so we will need to agree an extension of time if additional details are to be provided.

Thanks,  
Rebecca

Rebecca Andison  
Senior Planning Officer



Quadrant, The Silverlink North, Cobalt Business Park, North Tyneside, NE27 0BY

Tel: 0191 643 6321  
07874611013

e-mail: [rebecca.andison@northtyneside.gov.uk](mailto:rebecca.andison@northtyneside.gov.uk)

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---

**From:** Rebecca Andison Planning  
**Sent:** 15 March 2021 07:30  
**To:** George Groom <[george.groom@stormtempest.com](mailto:george.groom@stormtempest.com)>  
**Subject:** RE: 21/00266/LBC 1-2 Colbeck Terrace, Tynemouth

Hi George,

The photo's all seem to be of the rear extension, rather than the main roof where the works are proposed. Please could you provide additional photos or clarification of their location.

Thanks,  
Rebecca

**Rebecca Andison**  
Senior Planning Officer



Quadrant, The Silverlink North, Cobalt Business Park, North Tyneside, NE27 0BY

Tel: 0191 643 6321  
07874611013

e-mail: [rebecca.andison@northtyneside.gov.uk](mailto:rebecca.andison@northtyneside.gov.uk)

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**From:** George Groom <[george.groom@stormtempest.com](mailto:george.groom@stormtempest.com)>  
**Sent:** 08 March 2021 10:09  
**To:** Rebecca Andison Planning <[Rebecca.Andison@northtyneside.gov.uk](mailto:Rebecca.Andison@northtyneside.gov.uk)>  
**Subject:** RE: 21/00266/LBC 1-2 Colbeck Terrace, Tynemouth

\*EXTRNL\*  
Hi Rebecca,

Please see attached some photos demonstrating the current condition of the roof.

In terms of mortar mixes I have advised the contractor that we will be required to use a lime based mortar and based upon what was used for similar properties we would propose repointing to exposed locations in NHL 2.5 and NHL 2 for non exposed locations. For bedding we would suggest NHL 5, however we are happy to vary these mixes in accordance with what the conservation officers deem most appropriate.

Kind regards,

George,

**George Groom**, Building Surveyor



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**From:** Rebecca Andison Planning <[Rebecca.Andison@northtyneside.gov.uk](mailto:Rebecca.Andison@northtyneside.gov.uk)>  
**Sent:** 25 February 2021 11:03  
**To:** George Groom <[george.groom@stormtempest.com](mailto:george.groom@stormtempest.com)>  
**Subject:** 21/00266/LBC 1-2 Colbeck Terrace, Tynemouth

Dear George,

I have received the following Heritage and Design comments regarding the above application. Please could you provide photographs and confirm the mortar mix as highlighted. The other two bullet points can be conditioned.

*The application proposes to replace the historic roof covering of 1-2 Colbeck Terrace. Repair is always better than replacement in order to avoid the loss of historic fabric. A report has been submitted by North East Roof Contractors which sets out that the roof has nail sickness, lime mortar has dislodged from the underside of the tiles, ridge tile mortar bed joints show signs of failure, lead stepped flashing requires re-sealing, chimney stack requires re-pointing and rainwater gutters require replacing. In order to verify the findings of this report, **it is expected that photographs are submitted to illustrate the various points.***

*Subject to agreeing the report, I have the following comments about the proposed work:*

- A method statement is required for the careful removal of the existing slates to ensure that as many as possible can be reused.*
- New slates should be British; these can be new or reclaimed. If reclaimed slates are used then we would require evidence that they have been obtained from a sustainable source. The new slates should match the size, thickness, colour and quality of the existing slates. We would need to see a sample of the new slates to confirm this.*
- Sand and cement is proposed for mortar bedding and pointing. This material is not supported and a **lime based mortar is required.***

Thanks,  
Rebecca

Rebecca Andison  
Senior Planning Officer



Quadrant, The Silverlink North, Cobalt Business Park, North Tyneside, NE27 0BY

Tel: 0191 643 6321  
07874611013

e-mail: [rebecca.andison@northtyneside.gov.uk](mailto:rebecca.andison@northtyneside.gov.uk)

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