



North Tyneside Council

PLANNING

Regeneration and Economic Development

North Tyneside Council, Quadrant, The Silverlink North,
North Tyneside, NE27 0BY

Tel: (0191) 643 2310

Email: development.control@northtyneside.gov.uk

Web: www.northtyneside.gov.uk

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Randeep

Surname

Singh Sahajpal

Company Name

MR & MRS SINGH SAHAJPAL

Address

Address line 1

C/O 3 Darras Drive

Address line 2

Moor Park

Address line 3

Town/City

North Shields

County

North Tyneside

Country

Postcode

NE29 8RW

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

DR

First name

ANTON

Surname

LANG MRTPI

Company Name

ANTON LANG PLANNING SERVICES LTD

Address

Address line 1

ANTON LANG PLANNING SERVICES LTD

Address line 2

C/O APPLICANT'S LAND ADDRESS

Address line 3

Town/City

County

Country

United Kingdom

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

APPROVED Application No: 23/00766/FUL: For: Retention of Use Class E across existing ground floor commercial unit (specifically a proposed change of use from existing hair salon under Use Class E(c) to a restaurant/café under Use Class E(b) for sale of food and drink for consumption (mostly) on the premises with some ancillary takeaway) and installation of two extraction duct systems: one at the side and one at the rear of property, both exiting to be external at ground floor ceiling level to both terminate above the existing eaves level of two storeys through ducting and high velocity, directionally-upwards cowl units. Revised scheme with higher flue termination points at ridge level and additional noise survey work - resubmission of 22/01283/FUL

Reference number

NTMBC Application No: 23/00766/FUL

Date of decision (date must be pre-application submission)

07/08/2023

Please state the condition number(s) to which this application relates

Condition number(s)

4) Notwithstanding condition 1, prior to the extract ducts being installed revised plans to show the ducts terminating above ridge level and details of an appropriate means of enclosure/screening and colour treatment shall be submitted to and approved in writing by the Local Planning Authority. The development shall therefore be carried out in accordance with the approved details.
Reason: To ensure adequate dispersal of cooking odours in the interests of residential amenity and to protect the visual amenity of the area; having regard to policies DM6.1 and DM5.19 of the North Tyneside Local Plan (2017) and National Planning Policy Framework.

Has the development already started?

Yes

No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

Yes

No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

REVISED ELEVATIONS AND PLANS SHEET SHOWING FLUES CONTAINED AND SCREENED: ducting to be powder-coated then boxed as per plan sheet with external finish of bricks or brick slips to match existing host structure brick finish colour.

See notes on plan sheet regarding why this solution is the optimal - high enough discharge above ridge, but not so high so as to be visually intrusive or for it to be unstable

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes

No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

The agent

The applicant

Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes

No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Powder coat or clad? (23/00766/FUL)

Date (must be pre-application submission)

08/08/2023

Details of the pre-application advice received

Email: Tue 08/08/2023 10:27: RE: Powder coat or clad? (23/00766/FUL): 3 Darras Drive

The flues would need to be enclosed in some way rather than just powder coated. If some potential options can be provided, I would be happy to look at these. Thanks, Rebecca - Rebecca Andison - Principal Planning Officer

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

ANTON LANG MRTPI

Date

05/02/2024