

Our Ref: EJ/JP/98935

Date: 31 January 2024

**alder  
king**

PLANNING  
CONSULTANTS

Planning Development  
North Tyneside Council  
Cobalt Business Park  
North Tyneside  
NE27 0BY

Dear Sir/Madam

**ACORN CARE AND EDUCATION  
BENTON HOUSE, FRONT STREET, BENTON, NE7 7XE  
CHANGE OF USE FROM CONSERVATIVE CLUB TO EDUCATION USE**

On behalf of our client, Acorn Care and Education (which is part of Outcomes First Group), we are pleased to submit via the Planning Portal (Ref: PP-12769694) applications seeking planning permission and listed building consent relating to the proposed change of use of Benton House, Newcastle upon Tyne from a conservative club to education use (Class F1).

Planning permission is being sought for the change of use, external works to the building, and works to the curtilage, including provision of a multi-use games area and new fencing and gates. Listed building consent is being sought for the internal and external alterations to the building only.

Accordingly, the applications comprise the following documents and drawings in addition to this covering letter:

Completed application form

Completed Community Infrastructure Levy: Form 1 – Additional Information

Site Location Plan (drawing no. 23.011(2-)017 A)

Other application drawings:

- Existing Site Layout Plan (drawing no. 23.017(9-)001 E)
- Existing Floor Plans (drawing no. 23.017(2-)001 A)
- Existing Elevations (drawing no. 23.017(2-)003 A)
- Proposed Site Layout Plan (drawing no. 23.017(9-)002 G)
- Proposed Floor Plans (drawing no. 23.008(2-)120 B)
- Proposed Elevations (drawing no. 23.017(2-)004 B)
- Proposed Elevations of Misc. Site Features (drawing no. 23.017(2-)005 A)

Planning, Design and Access Statement – prepared by Alder King Planning Consultants

Heritage Statement – prepared by AB Heritage

Arboricultural Impact Assessment – prepared by Seed

Transport Statement – prepared by SLR

Travel Plan – prepared by SLR

The application fee of £578 has been paid today via the Planning Portal.

Full details of the proposals are contained within the above referenced documents and drawings, which are submitted in accordance with the local planning authority's validation checklist and provide sufficient detail to assess and determine the application.

In light of the content of the application documents, we trust that the Council will be able to grant planning permission and listed building consent for the proposed use and associated works in due course.

In the meantime, we look forward to receiving confirmation of registration of the applications.

Yours faithfully



**EMILY JOHNSON**  
**Senior Planner**

e-mail:  
direct dial:

