South Tyneside Council

NOTICE OF GRANT OF PLANNING PERMISSION

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015

Contact Name and Address:
Sphion Ltd
Lancaster House
Amy Johnson Way
Blackpool
Lancashire
FY42RP

Application No: ST/0037/24/FUL
Date of Issue: 13/03/2026

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

Proposal: Partial change of use from St Mark Church to a proposed 6 bedroomed secure residential institution (use class C2A) and the provision of manager accommodation. Alterations to provide first floor accommodation and accommodation in the roof (managers accommodation only). Retrospective consent for a private gym (use class E) at ground floor level and proposed external alterations including the insertion of new doors and windows, a new external fire escape to ground floor and first floor levels and boundary enclosures.

Location: St Marks Church, Randolph Street, Jarrow, NE32 3AQ

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.

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 development shall be carried out in accordance with the approved plan(s) as detailed below

Drg no. A101 - Proposed Ground Floor Arrangements received 02/07/2025
Drg no. A102 - Proposed First Floor General Arrangement received 02/07/2025
Drg no. A103 - Proposed First Floor Mezzanine level received 02/07/2025
Drg no. A104 - Proposed Roof Plan received 02/07/2025
Drg No. A104 - Proposed Level between 3 and roof was 4 received 02/07/2025
Drg no. A08 Site Plan received 02/07/2025
Drg no. A201 - Proposed North Westerly Elevation received 02/07/2025
Drg no. A202 - Proposed South Easterly Elevation received 02/07/2025
Drg no. A203 - Proposed South Westerly Elevation received 02/07/2025
Drg no. A204 - Proposed North Easterly Elevation received 02/07/2025

Any minor material changes to the approved plans will require a formal planning application under S73 of the Town and Country Planning Act 1990 to vary this condition and substitute

alternative plans.

In order to provide a procedure to seek approval of proposed minor material change which is not substantially different from that which has been approved.

3 The external surfaces of the development hereby permitted (excluding stonework and new windows) shall be as detailed on the planning application form received 28/2/2025 and Drg no. A201 - Proposed North Westerly Elevation, Drg no. A202 - Proposed South Easterly Elevation, Drg no. A203 - Proposed South Westerly Elevation and Drg no. A204 - Proposed North Easterly Elevation all received on 02/07/2025.

To ensure a satisfactory standard of development and in the interests of visual amenity in accordance with the NPPF and South Tyneside LDF Development Management Policies DM1 and DM6.

4 For the full duration of the construction works in respect of the development hereby permitted tree protection measures shall be in place in full accordance with the, , Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan received 03/10/2024, Tree Root Protection Area - RPA Plan received 03/10/2024, Tree Protection Plan received 03/10/2024 and Tree Protection Fencing Specification received 03/10/2024, and all such works shall be undertaken in accordance with BS5387 'Trees in Relation to design, demolition and construction' 2012, and NJUG guidelines.

To ensure that existing trees within and adjacent to the site, are adequately protected during the period of construction works in accordance with Local Development Framework Policies DM1 and EA1 and the NPPF.

5 All works in respect of the development hereby permitted shall be undertaken in accordance with the precautionary working method statement as detailed in the Ecological Impact Assessment - Bats and Birds. St Mark's Church, Salem Street, Jarrow, South Tyneside, NE32 3AQ. Report Reference TE2024-NZ33126514/EcIA/Ver-1.0, 5th June 2024 by Tyne Ecology received on 05/06/2024.

To ensure a satisfactory standard of development in the interests of visual amenity and biodiversity in accordance with the NPPF and South Tyneside Local Development Framework policies EA3, DM7 and DM1 (C).

6 All works to install the mezzanine floor (excluding manager accommodation mezzanine) shall be carried out in accordance with the flooring specification as detailed within the Noise Impact Assessment received 28/02/2025.

Notwithstanding the recommendations and conclusions of the Noise Impact Assessment received 28/02/2025 prior to the first occupation and use of the C2A use hereby approved, the applicant shall submit a detailed Noise Impact Assessment to the Local Planning Authority for approval. The Noise Impact Assessment shall be undertaken from within the C2A accommodation once the mezzanine floor is in place, to ensure that structure borne noise is further mitigated if necessary, prior to first residential occupation.

The C2A use hereby approved shall not be occupied unless and until all works and associated mitigation identified have been implemented and installed in accordance with the approved details and such mitigation measures shall remain in place at all times thereafter.

In the interests of the amenities of future occupiers to safeguard them from undue noise and disturbance with the NPPF and South Tyneside LDF Development Management Policy DM1.

7 Prior to the first occupation and use of the C2A accommodation and managers accommodation hereby approved, the works to upgrade the glazing and ventilation as detailed in section 5, table 9 of the Noise Impact Assessment received 28/02/2025 shall be implemented and installed in accordance with the approved details and thereafter retained.

In the interests of the amenities of nearby residential properties and to safeguard them from undue noise and disturbance with the NPPF and South Tyneside LDF Development Management Policy DM1.

8 The first floor (mezzanine level) of the premises as detailed on Drg no. A102 - Proposed First Floor General Arrangement received 02/07/2025 and ground floor entrance, stairs and lift as detailed on Drg no. A101 - Proposed Ground Floor Arrangements received 02/07/2025, shall be used for a residential family assessment centre (use Class C2A) (as described within the submitted Statement Details for Residential Institution use received 14/03/2025 and Additional Information received by email on 09/02/2026) and for no other purpose (including any other purpose within Class C2A of the Schedule to the Town & Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

The Local Planning Authority would wish to carefully examine any alternative use of the building to assess whether the development would be acceptable in terms of policy, highway safety, parking, access and amenity, in accordance with South Tyneside Local Development Framework Policies, DM1, EA5 and A1.

9 The ground floor (excluding the entrance doorway, staircase and lift serving the first floor (mezzanine level) CA2 use and ground floor managers accommodation) of the premises shall be used only as a gym and for no other purpose (including any other purpose within Class E of the Schedule to the Town & Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

The Local Planning Authority would wish to carefully examine any alternative use of the building to assess whether the development would be acceptable in terms of policy, highway safety, parking, access and amenity, and the vitality and viability of the town centres in accordance with South Tyneside Local Development Framework Policies, DM1, SA5, EA5 and A1.

10 The gym hereby permitted shall be open for business only between the hours of 06:00 and 20:00 on any day.

In the interests of the amenities of nearby residential properties and to safeguard them from undue noise and disturbance in accordance with the NPPF and South Tyneside LDF Development Management Policy DM1.

11 The development shall not be brought into use unless and until refuse storage facilities for the development have been provided in accordance with the approved details as shown on Drg no. A101 - Proposed Ground Floor Arrangements received 02/07/2025. Thereafter, the refuse storage facilities shall remain in place at all times. Furthermore, no external refuse or refuse containers shall be stored outside of the approved refuse storage areas except on

the day of refuse collection.

To ensure the provision of adequate and appropriate bin storage facilities in accordance with the NPPF and South Tyneside LDF Development Management policy DM1.

12 No construction or associated works or deliveries of materials shall take place outside the hours of 8am - 6pm Monday to Friday and 9am - 1pm Saturdays and no such works or deliveries shall be carried out at any time on Sundays or Bank Holidays.

To safeguard the amenity of the nearby residents, in accordance with adopted South Tyneside LDF Development Management Policy DM1.

13 Prior to the installation of any means of enclosure to the site, excluding those as detailed on Drg no. A101 - Proposed Ground Floor Arrangements received 02/07/2025, Drg no. A201 - Proposed North Westerly Elevation received 02/07/2025 and Drg no. A203 - Proposed South Westerly Elevation received 02/07/2025, full details of such means of enclosure shall be submitted to and approved in writing by the Local Planning Authority. All works shall be carried out in accordance with the approved details.

To ensure a satisfactory standard of development and in the interests of visual amenity in accordance with the NPPF and South Tyneside LDF Development Management Policy DM1.

14 Prior to the development being brought into use the biodiversity enhancement features as detailed on Drg no. A101 - Proposed Ground Floor Arrangements received 02/07/2025 shall be installed in accordance with the approved details and thereafter retained as such.

In the interests of biodiversity in accordance with the NPPF and South Tyneside LDF Policies EA3, DM7 and DM1.

15 Prior to the commencement of development, full details and specifications, including samples for new windows and new areas of stonework shall be submitted to and approved in writing by the Local Planning Authority. All works shall be implemented and installed in accordance with the approved details and thereafter retained.

To ensure a satisfactory standard of development and in the interests of visual amenity in accordance with the NPPF and South Tyneside LDF Development Management Policy DM1 and DM6.

16 Prior to the first occupation and use of the C2A accommodation and managers accommodation hereby approved, the covered and secure cycle parking as detailed on Drg no. A101 - Cycle storage - Proposed Ground Floor Arrangements received 30/01/2026 and product specifications received on 30-01-2026 shall be provided within the application site. Thereafter, the cycle parking shall remain in place at all times.

To promote sustainable transport choices in accordance with South Tyneside Local Development Framework Policy A1, the Council's SPD6 Parking Standards and the NPPF.

17 Within three months from the date of this decision, the covered and secure cycle parking to serve the gym, as detailed on Drg no. A101 - Cycle storage - Proposed Ground Floor Arrangements received 30/01/2026 and product specifications received on 30-01-2026 shall be provided within the application site. Thereafter, the cycle parking shall remain in place at all times.

To promote sustainable transport choices in accordance with South Tyneside Local Development Framework Policy A1, the Council's SPD6 Parking Standards and the NPPF.

18 Prior to the first occupation and use of the C2A accommodation hereby approved, the lift access to serve the first floor (C2A) use as identified on Drg no. A101 - Proposed Ground Floor Arrangements and Drg no. A102 - Proposed First Floor General Arrangement received on 02/07/2025 shall be installed in accordance with the approved details and thereafter retained as such.

To ensure a satisfactory standard of development and ensure access for all, in accordance with the NPPF and LDF policy DM1.

19 Prior to the first occupation and use of the C2A accommodation hereby approved, the 1.8m high privacy screen to the external fire escape, as detailed on Privacy Screen - Proposed North Westerly Elevation received 30/01/2026 and Privacy Screen - Proposed First Floor General Arrangement received 30/01/2026 shall be provided in accordance with those details. The screen shall be obscure glazed to a minimum level equivalent to Pilkington Level 3 and the privacy screen shall remain in place at all times.

To ensure a satisfactory standard of development and in the interests of visual amenity in accordance with the NPPF and South Tyneside LDF Development Management Policy DM1.

20 The secure residential institution use (Use Class C2A) hereby approved shall not commence unless and until full details of hard and soft landscaping to the curtilage areas of the application site have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

a) planting plans, written specifications and schedules of plants (noting species, plant sizes and proposed planting densities where appropriate);
b) retention of existing trees as per the details referenced in condition 4 above;
c) details of all hard surfacing materials; and
d) timing details regarding implementation thereof.

Thereafter landscaping works shall be implemented as approved in accordance with the approved timing details. Any approved landscaping that is removed, dies or becomes seriously diseased within 5 years of planting shall be replaced in the next planting season with landscaping of similar size and species to that which it replaces.

In the interests of visual and residential amenity and biodiversity in accordance with South Tyneside LDF Policies EA3 and DM1(B,C) and the NPPF.

NOTES TO APPLICANT:

In accordance with Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has, without prejudice to a fair and objective assessment of the proposals, issues raised and representations received, sought to work with the applicant in a positive and proactive manner with the objective of delivering high quality sustainable development to improve the economic, social and environmental conditions of the area in accordance with the NPPF (National Planning Policy Framework).

1 The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.
Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

2 Reminder to not store building material or equipment on the highway

Building materials or equipment shall not be stored on the highway unless otherwise agreed in writing. You are advised to contact Highways@southtyneside.gov.uk for Skips and Containers licences.

3 Bat Informative

All British bats are protected by both UK and European legislation. This legal protection extends to any place that a bat uses for shelter or protection whether bats are present or not. Should a bat or signs of bats be discovered at any stage during the works, work must stop immediately and advice sought from Natural England. Failure to do this may result in an offence being committed, regardless of planning consent, and could lead to prosecution.
Natural England Bat Advice Line: 0345 1300 228

4 Breeding Bird Informative

Under UK legislation it is an offence to intentionally or recklessly disturb, damage or destroy an active birds nest. An active nest is one which is in the process of being built or contains eggs / chicks. Activities which may affect nesting birds must be organised and timed to avoid the bird breeding season which is March to August inclusive. Failure to do so may result in an offence being committed, regardless of planning consent, and could lead to prosecution under the Wildlife and Countryside Act 1981.

5 The Community Safety consultation response has identified a number of matters which the Local Planning Authority would raise with the applicant:

The monitoring of the property by CCTV cameras - the front and rear doors so that all coming and goings are observed.
" Residents are to be signed up with and Excluded License to Occupy, which includes clauses related to their behaviour such as; ensuring they are responsible for the conduct of their guests who are generally not to be left unaccompanied.
Residents and visitors to be mindful of not causing, noise, disturbance, nuisance or annoyance to neighbours and other residents, including the playing of loud music.
Additionally, the Landlord must have in place an Anti-Social Behaviour Procedure, which sets out a warning and behaviour agreement and consequences of breaching license conditions (notice to leave / eviction).

6 The Northumbria Police consultation response has identified a number of matters which the Local Planning Authority would raise with the applicant:

For the physical security of the development we recommend that the main doors has an access control system which can only be opened via a staff member, CCtv to cover the exterior of the building so not to allow items to be passed in to the building without the staffs knowledge, internal CCtv covering the communal areas and exit doors this is to have a audio element as well, all staff to be trained in the downloading of footage to allow swift

production and collection of this footage by police.

Residence officer to have a door return, magnet lock and manual lock to create a safe place for staff if necessary and to allow sensitive record storage.

A Inch

Andrew Inch
Senior Manager Planning

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

NOTES

1 This certificate is issued under the Town and Country Planning Acts, Regulations and Orders and does not constitute a permission, approval or consent by South Tyneside Council for any other purpose whatsoever. Applications must therefore be made to the appropriate Departments of the Council for any other permission, approval or consent (including Building Regulations approval or approval of South Tyneside 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.

2 You may also require permissions, approvals or consents under other legislation, or from bodies other than South Tyneside 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.

3. Any non-material change to the approved plan(s) that form part of this permission would require the submission of an application for a non-material change under section 96A of the Town and Country Planning Act 1990. Whether changes to a proposed development are considered non-material is a matter for Planning Authority discretion.

4 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.

5 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 under section 73 of the Town and Country Planning Act 1990. This does not affect your statutory rights of appeal against any of the planning conditions. This includes if you wish to not comply with a condition attached to a permission which details the approved plan(s), so as to make a minor material change to the approved plan(s). A minor material change is defined as one whose scale and nature results in a development that is not substantially different from that which has been approved.

6 Your attention is drawn to your responsibilities under the Chronically Sick and Disabled Persons Act 1970 and the Equalities Act 2010 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 Equalities Act 2010, especially with regard to Part III thereof.

APPEALS TO THE SECRETARY OF STATE

7 **Only the applicant possesses the right of appeal**

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice unless:

- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice [reference no. if applicable], if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice; or
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.

Appeals should be made online via Appeal a planning decision. If someone does not have access to the internet and needs help completing the appeal digitally, they should contact the Planning Inspectorate customer service team on 0303 444 5000 who will provide details of support options available.

Before making an appeal, you may find it helpful to review guidance and watch a video explaining the appeals process at Make an appeal to the Planning Inspectorate and associated guidance.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

PURCHASE NOTICES

8 If permission to develop land is granted subject to conditions, whether by South Tyneside Council as local planning authority or by the Secretary of State for Communities and Local Government, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances the owner may serve a purchase notice on the Council, 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.