

**Request:**

In 2013, planning legislation was changed to allow conversion of office premises to residential use under permitted development rights without seeking planning permission. This was provided for under the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013: A temporary permitted development right for change of use from offices (Class B1(a)) to residential (Class C3). Please would you let me know in writing if you hold information of the following description:

A list of all properties (and the names of the developers/company owners) in your council which have been granted permission to convert office space to residential use since the introduction of this legislation.

Please also provide an annual breakdown, since 2013/14, of money paid by the council to the owners of said properties (or properties of this type in other areas) for the housing, temporary or otherwise, of residents.

Where possible, please stipulate the nightly rate charged by the companies providing housing and the number and age of occupants (or merely a breakdown of the occupants into adults and minors).

For example:

2014/15: The council paid Company A, providing temporary accommodation in a property converted from office space to residential under the aforementioned government Act, £XXX over the financial year to house X number of residents. X number of residents were adults, Y were minors. Company A charged a fee of £X per night/per occupant/residential unit.

2014/15: The council paid Company B...£XXX to house X number of residents...in a property outside of the council's catchment area.

I would like a copy of the information and would prefer for it to be sent by email if possible.

**Response:**

A list of all properties (and the names of the developers/company owners) in your council which have been granted permission to convert office space to residential use since the introduction of this legislation.

24 prior notifications have been received for the conversion of office space to residential use and these are detailed below.



North Tyneside Council

Reference: FOI2226

Application ref.	Decision Date	Applicant	Address	Proposal	Decision
14/01738/PRIGDO	18-Dec-14	PR Thynne	18A West Percy Street North Shields Tyne And Wear NE29 0AG	Change of use to vacant first offices and caretakers flat into 5no. self contained apartments and 1no office/store for maintenance/facilities manager.	Prior approval granted
14/01310/PRIGDO	14-Oct-14	PR Thynne	18A West Percy Street North Shields Tyne And Wear NE29 0AG	change of use for 6no. self contained studios	Prior approval refused
15/00390/PRIGDO	11-May-15	Mr Chaplin	29 Northumberland Square North Shields Tyne And Wear NE30 1PW	Conversion of existing office building to 3no residential units	Prior approval granted
15/00199/PRIGDO	16-Apr-15	HFL	83 Station Road Forest Hall NEWCASTLE UPON TYNE NE12 8AQ	Conversion of existing first floor offices into 2no apartments	Prior approval granted
15/01226/PRIGDO	15-Sep-15	Mrs Dawn Gardner	168 - 170 Heaton Terrace North Shields Tyne And Wear	Change of use from office to residential flats	Prior approval granted

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Date: XXXXXX



North Tyneside Council

Reference: FOI2226

			NE29 7LY		
16/00890/PRIGDO	11-Jul-16	Peter Smith	Norway House Coble Dene North Shields Tyne And Wear NE29 6EA	Change of Use from Customs House as shipping office to provide No 17 residential apartments.	Prior approval granted
16/00803/PRIGDO	30-Jun-16	Richard Kevin Woodmans ey	DMI Young And Cunningham Buiding Gloucester Road WEST CHIRTON INDUSTRIAL ESTATE MIDDLE North Shields Tyne And Wear NE29 8RQ	Prior Notification for change of use from office (use class B1) to provide 2no apartments (use class C3)	Prior approval refused

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Date: XXXXXX



North Tyneside Council

Reference: FOI2226

16/00575/PRIGDO	31-May-16	North Tyneside Council	46 Sibthorpe Street North Shields Tyne And Wear NE29 6NQ	Change of Use from commercial corner shop to dwellinghouse. Removal of existing access door to the corner of the existing property . Existing windows will be removed entirely and or made smaller and 1no new access door to be installed.	Prior approval granted
16/00960/PRIGDO	03-Aug-16	Mr P J Goulding	Stephenson House Stephenson Street North Shields Tyne And Wear	Notification for Prior Approval for change of use from B1 (office) to C3 to provide 25no residential flats	Prior approval granted
16/01535/PRIGDO	28-Nov-16	Kazi Hossain	81 Park Road Wallsend Tyne And Wear NE28 6RA	Change of Use from B1 (Office) to C3 (Dwelling) to create one dwelling on first floor without any alterations externally and internal. (Revised Site Location Plan 07.10.16)	Prior approval granted
17/00055/PRIGDO	06-Mar-17	Philip Thynne	18A West Percy Street North Shields Tyne And Wear	Change of use to vacant first floor offices into 6no self contained apartments	Prior approval granted

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North Tyneside Council

Reference: FOI2226

			NE29 0AG		
17/00136/PRIGDO	28-Mar-17	Caroline Heaton	43 - 44 Howard Street North Shields Tyne And Wear NE30 1AR	Change of use from Office use Class B1(a) to 3no flats (Class C3)	Prior approval granted
17/01024/PRIGDO	31-Aug-17	Mandale Apartment 2 Limited	Irving House Station Road North Forest Hall NEWCASTLE UPON TYNE NE12 9AD	Change of use from Offices (B1A) to (C3) 20no Residential Apartments	Prior approval granted
19/00790/PRIGDO	08-Aug-19	Anthony Brown	Flat 1 Wellington Chambers 61 Saville Street North Shields Tyne And Wear NE30 1AY	Variation of condition 7 of application 18/00269/PRIGDO - to remove requirement for mechanical ventilation within the individual flats	Prior approval granted
17/01713/PRIGDO	23-Jan-18	Dr Prattice Ltd	7, 13 And 15 Canterbury Way Wideopen NEWCASTLE UPON TYNE NE13 6JQ	Notification of prior approval for proposed change of use from class B1(a) to class C3 (office units to residential)	Prior approval granted

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Reference: FOI2226

17/01137/PRIGDO	22-Sep-17	FI Real Estate Management Ltd	Unicorn House Stephenson Street North Shields Tyne And Wear NE30 1BB	Notification for prior approval for proposed change of use from offices (use class B1a) to 43 residential units (use class C3)	Prior approval granted
19/00896/PRIGDO	28-Aug-19	Miss Laura Emmerson	1 Prudhoe Terrace Tynemouth Tyne And Wear NE30 4EZ	Change of use from Office (Class B1) to Dwellinghouse (Class C3)	Prior approval granted
19/01474/PRIGDO	18-Dec-19	Mr John Phillips	98B Stoneleigh Avenue Longbenton NEWCASTLE UPON TYNE NE12 8NT	Change of use from offices (B1) to residential (C3)	Prior approval granted
19/01545/PRIGDO	10-Jan-20	Mr Mohammad Ali	99 North Road Wallsend Tyne And Wear NE28 8RJ	Change of use from office (Class B1a) to residential (Class C3)	Prior approval granted
18/00269/PRIGDO	23-Apr-18	Anthony Brown	Flat 1 At Wellington Chambers 61 Saville Street North Shields Tyne And Wear NE30 1AY	change of use of first floor from Office (Class B1 (a)) to Dwellinghouse (Class C3), to provide 2no residential flats	Prior approval granted

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North Tyneside Council

Reference: FOI2226

18/01028/PRIGDO	19-Sep-18	Mr Anthony Brown	1 Alexandra Street Wallsend Tyne And Wear NE28 7RN	Conversion of the first floor office accomodation into 2no residential flats. Access via the main communal entrance off Alexandra Street. Refuse bins storage located to side within private yard	Prior approval granted
18/01029/PRIGDO	20-Sep-18	Mr Anthony Brown	3 Alexandra Street Wallsend Tyne And Wear NE28 7RN	Conversion of the ground floor office accommodation into a residential flat. Access via the main entrance off Alexandra Street. Refuse bins located at the side within private yard	Prior approval refused
19/01571/PRIGDO	22-Jan-20	Moore Bennett Limited	15 East Percy Street North Shields Tyne And Wear NE30 1DT	change of use from business to residential dwellings. Reconfigure premises internally into 3no residential flats	Prior approval granted
18/00706/PRIGDO	30-Jul-18	Shaun Dunn	13 Fenwick Terrace North Shields Tyne And Wear NE29 0LU	Change of Use from Office (Class B1 (a) ) to Dwellinghouse (Class C3)	Prior approval granted

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