

12.12.2023 ADDENDUM

Item No: 3

Application No:	23/01439/FUL	Author	Rebecca Andison
Date valid:	26 October 2023	:	
Target decision date:	21 December 2023	☎:	0191 643 6321
		Ward:	Wallsend

Application type: full planning application

Location: 116 Woodbine Avenue Wallsend Tyne And Wear NE28 8HE

Proposal: Proposed change of use from dwelling apartment to 7 bed HMO including 1no rooflight to front and 1no. rooflight to rear

Applicant: Mr Taylor, Ford Rufus Ltd Sm Business Centre Barnfield Road Spennymoor DL16 6EL

Agent: Wardman Brown, Mr Lee Wardman 113 Stanhope House Stanhope Road South Darlington DL3 7SF

RECOMMENDATION: Minded to grant legal agreement req.

1.0 Representations

1.1 The following additional comments have been received:

I am the owner of 118 Woodbine Avenue Ground Floor Flat, below 116 Woodbine Avenue (Shared Freehold). Please see the Legal Covenants that are to be abided to and reiterate that legal documents state the following and should not be overlooked or taken upon lightly during application 23/01439/FUL.

Covenants on Page 19

m) To use the demised premises for the purpose of a private residence in the occupation of one family at a time

n) Not to do or permit or suffer anything to be done in or upon the demises premises or any part therefore which may become a nuisance or annoyance or cause inconvenience to the lessor of the tenants or occupiers of the other flat or neighbouring dwelling

q) Not to permit or to be done in or upon the demised premises anything whereby insurance for the time being effected on the other flat or any contents thereof may be rendered void or voidable or whereby the rate or premium may be increased

r) To pay the Lessor all costs charges and expenses (including solicitors or surveyors fees) which may be incurred in or in contemplation or any proceedings under 146 of the Law of Property At 1925 notwithstanding forfeiture is avoided otherwise than by relief granted by the court