

To North Tyneside Planning Committee 27th September 2022

My objections to the application for the development of the building known as Tynemouth Library are as follows:

1. Lack of proper publicity regarding the development. The council has failed to properly execute its duties to ensure wide and accurate notification of this scheme to the general public.
No notice was exhibited until it was requested. Few local residents have been contacted. No public meetings were held. The nature of the limited library provision envisaged has not been made clear at any point, and a great many Tynemouth residents expect a fully functioning library building, like the old building, with toilets and disabled access. The advertising displayed on the building certainly indicates this. This project should not proceed until clear information about the limited space and access has been given.
2. One of the cornerstones of the planning application is the deteriorated condition of the building, but the National Planning Policy Framework clearly states about a building in a Conservation Area, *16 Conserving and enhancing the historic environment*
Para 196. *Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.*
I consider the council's failure to adequately maintain the building constitutes deliberate neglect and therefore any reports of its deteriorating condition are inadmissible and should not influence a planning decision.
Also
[Department for Levelling Up, Housing and Communities](#) and [Ministry of Housing, Communities & Local Government](#)
Objections to planning
Development not permitted
B.1 *Development is not permitted by Class B if—*
(a) the building has been rendered unsafe or otherwise uninhabitable by the action or inaction of any person having an interest in the land on which the building stands and it is practicable to secure safety or health by works of repair or works for affording temporary support;

Please note the word used is practicable not economical. There is no evidence that such work cannot be undertaken, just that it would be expensive to do so. The council of course has an interest in the land and have by neglect rendered the building unsafe.
3. The building has been a community resource for over 80 years. The building was used by local societies until the lack of proper maintenance caused them to relocate. If properly repaired it could once again become a community hub. Every effort should be made to maintain this link, and bodies, which could enable it to be listed as a community asset should be researched. Planning permission should therefore not be granted until this area has been fully explored.
4. Finally the very nature and ambience of Tynemouth and Front Street would be changed with the demolition and the proposed development. The council owes a duty to succeeding generations to maintain the character of this street and its links with the past. As a Newcastle City Guide leading walks in Tynemouth I know that the history and heritage of the area are important both to residents, and to the growing tourist industry. I could detail the unique and unusual features of this building, the stories which can be told about it, and its value as an attraction, but my words are limited. I will only say that I have met many people on walks who have bewailed the loss of heritage buildings, I urge you not to contribute to the number of those buildings.

Thank you for permitting me to contribute.

Patricia Stevens(Mrs)

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