

Planning Ref	Decision Date	Decision
<b>25/0555/TPO</b> Company / Surname Proposal Address	<b>21-Nov-2025</b> Kerb Appeal home and Garden Prune 2no. Lime, 2no. Sycamore, 2no. Horsechestnut 1no. Beech, 2no. Holly, 1no. 274, Marton Road, Middlesbrough, TS4 2NS	<b>No Objections</b>
<b>25/0124/DIS</b> Company / Surname Proposal Address	<b>26-Nov-2025</b> Barratt Redrow Discharge of conditions 8 (Landscape management plan) & 14 (Nutrient mitigation) Grey Towers - Phase 6, Land off Dixons Bank, Middlesbrough, TS7 0PW	<b>Full Discharge Conditions</b>
<b>25/0427/CLU</b> Company / Surname Proposal Address	<b>26-Nov-2025</b> Eaton Property Holdings LTD Certificate of lawful use of 4 bed HMO 22, Kildare Street, Middlesbrough, TS1 4RF	<b>Approve</b>
<b>25/0530/FUL</b> Company / Surname Proposal Address	<b>26-Nov-2025</b> Imperial Ltd Installation of replacement roof, roller shutter doors and Personnel doors inclu 7, Greta Street, Middlesbrough, TS1 5QF	<b>Approve with Conditions</b>
<b>25/0581/PNH</b> Company / Surname Proposal Address	<b>26-Nov-2025</b> Mr Neil Davison Single storey extension to rear (Length 3.34m, Height 3.2m, Eaves 2.9m) 24, Harrow Road, MIDDLESBROUGH, TS5 5NX	<b>Prior Notification Not Required/No Obj</b>
<b>25/0526/FUL</b> Company / Surname Proposal Address	<b>27-Nov-2025</b> Johnson Replacement of entrance door and frame to front elevation including restoration 3, Sycamore Road, Middlesbrough, TS5 6QX	<b>Approve with Conditions</b>
<b>25/0563/CLD</b> Company / Surname Proposal Address	<b>27-Nov-2025</b> Steven Colligan Certificate of lawful development for single storey extension to the rear 67, Keld House Gardens, Middlesbrough, TS3 9EX	<b>Approve</b>
<b>25/0620/DIS</b> Company / Surname Proposal Address	<b>28-Nov-2025</b> Thirteen Housing Group Discharge of condition 15 (Land contamination) on planning application 20/0735/F Former Milford House, Portland House, NorthFleet Avenue & Jupiter Court, Admirals Avenue, Middlesbrough	<b>Full Discharge Conditions</b>
<b>25/0502/PNH</b> Company / Surname Proposal Address	<b>30-Nov-2025</b> Mr Kausar Single storey extension to rear (Length 5m, Height 3.050m, Eaves 3.050m) 4, Glaisdale Avenue, Middlesbrough, TS5 7PG	<b>Refused</b>
<b>25/0299/FUL</b> Company / Surname Proposal Address	<b>01-Dec-2025</b> Adam Iqbal Single storey rear extension 15, The Crescent, Middlesbrough, TS5 6SG	<b>Approve with Conditions</b>
<b>25/0532/FUL</b> Company / Surname Proposal Address	<b>01-Dec-2025</b> Stuart Lunn Single storey extension to rear (Demolition of existing conservatory) 43, Ash Green, Middlesbrough, TS8 0UW	<b>Approve with Conditions</b>
<b>25/0535/CLD</b> Company / Surname Proposal Address	<b>02-Dec-2025</b> Zena Mahmoud Certificate of lawful development for the erection of a porch to front 14, Woodrow Avenue, Middlesbrough, TS7 8EZ	<b>Refused</b>
<b>25/0539/ADV</b> Company / Surname Proposal Address	<b>02-Dec-2025</b> BT Group Plc Installation of 1No. internally illuminated BT Street Hub Unit and associated ad Footpath Outside of, 2 Southfield Road, Middlesbrough	<b>Refused</b>
<b>25/0540/FUL</b> Company / Surname Proposal Address	<b>02-Dec-2025</b> BT Group Plc Installation of 1No. internally illuminated BT Street Hub Unit and associated ad Footpath Outside of, 2 Southfield Road, Middlesbrough	<b>Refused</b>
<b>25/0541/ADV</b> Company / Surname Proposal Address	<b>02-Dec-2025</b> BT Group Plc Installation of 1No. internally illuminated BT Street Hub Unit and associated ad Footpath adjacent to, Newlands Medical Centre, Borough Road, Middlesbrough	<b>Refused</b>
<b>25/0542/FUL</b> Company / Surname Proposal Address	<b>02-Dec-2025</b> BT Group Plc Installation of 1No. internally illuminated BT Street Hub Unit and associated ad Footpath adjacent to, Newlands Medical Centre, Borough Road, Middlesbrough	<b>Refused</b>

<b>25/0454/FUL</b>	03-Dec-2025	Refuse and enforce
Company / Surname	Mr Mark Butler	
Proposal	Retrospective replacement of timber windows and door to UPVC windows and composite	
Address	6, GREY TOWERS STABLES, Wyke Lane, Middlesbrough, TS7 0GE	
<b>25/0508/FUL</b>	03-Dec-2025	Approve with Conditions
Company / Surname	Jonathan Nertney	
Proposal	Two storey extension to rear (Demolition of existing single storey extension)	
Address	Land Adjacent to Oakfield House, Normanby Road, Middlesbrough	
<b>25/0547/DIS</b>	03-Dec-2025	Full Discharge Conditions
Company / Surname	Mr Mark Stuart	
Proposal	Discharge of condition 11 (Cycle store) on planning application 25/0070/COU	
Address	78, Acton Street, Middlesbrough, TS1 3NA	
<b>25/0306/COU</b>	05-Dec-2025	Approve with Conditions
Company / Surname	L WHITE	
Proposal	Change of use from student accomodation (C4) to Air BNB (C1)	
Address	Jayden House, Granville Road, Middlesbrough, TS1 3PE	
<b>25/0517/COU</b>	05-Dec-2025	Approve with Conditions
Company / Surname	Mr Safraz Hussain	
Proposal	Change of use from dwelling (Use C3) to 3 bed HMO (C4)	
Address	9, Chesham Street, Middlesbrough, TS5 6BS	
<b>25/0558/FUL</b>	05-Dec-2025	Approve with Conditions
Company / Surname	DARRELL	
Proposal	Two storey extension to side	
Address	1, Cargo Fleet Lane, Middlesbrough, TS3 0LP	
<b>25/0562/ADV</b>	05-Dec-2025	Refuse and enforce
Company / Surname	Raju Arra	
Proposal	Installation of 1no. internally illuminated signage and 1no. sign to side	
Address	97A, Ayresome Street, Middlesbrough, TS1 4PF	
<b>25/0590/AMD</b>	08-Dec-2025	Approve
Company / Surname	BDW North East	
Proposal	Non-material amendment to planning application 24/0056/MAJ to alter approved pla	
Address	Grey Towers, Nunthorpe, Middlesbrough, TS7 0PW	
<b>25/0523/FUL</b>	10-Dec-2025	Approve with Conditions
Company / Surname	Mr Hissnain Zabir	
Proposal	Change of use from dwelling to 5 bed HMO including single storey extension to re	
Address	60, Breckon Hill Road, Middlesbrough, TS4 2DR	
<b>25/0554/VAR</b>	10-Dec-2025	Approve with Conditions
Company / Surname	Barratt David Wilson North East	
Proposal	Variation of conditions 2 (Approved plans) on planning application 24/0056/MAJ t	
Address	Grey Towers, Nunthorpe, Middlesbrough, TS7 0PW	
<b>25/0559/FUL</b>	10-Dec-2025	Approve with Conditions
Company / Surname	Weaver	
Proposal	Proposed renovation and replacement of decayed windows	
Address	5, Daleston Avenue, Middlesbrough, TS5 5PA	
<b>25/0564/VAR</b>	10-Dec-2025	Approve with Conditions
Company / Surname	Barratt David Wilson North East	
Proposal	Variation of condition 2 (Approved plans) on planning application 18/0060/FUL In	
Address	Grey Towers Phase 7, Nunthorpe, Middlesbrough, TS7 0PW	
<b>25/0566/VAR</b>	10-Dec-2025	Approve with Conditions
Company / Surname	Barratt David Wilson North East	
Proposal	Variation of condition 2 (Approved plans) on planning application 19/0458/FUL in	
Address	Grey Towers Phase 8, Nunthorpe, Middlesbrough, TS7 0PW	
<b>25/0576/TCA</b>	10-Dec-2025	No Objections
Company / Surname	Mr Robert Gray	
Proposal	Fell 1 Golden border Conifer and 2no. Confiers	
Address	91, The Grove, Middlesbrough, TS7 8AN	
<b>25/0633/DIS</b>	10-Dec-2025	Full Discharge Conditions
Company / Surname	AV Dawson Limited	
Proposal	Discharge of condition 3 (Perimeter Landscaping) on planning application 25/0236	
Address	Land to the west of Riverside Park Road.	
<b>25/0504/FUL</b>	11-Dec-2025	Approve with Conditions
Company / Surname	L Ways	
Proposal	Replacement of existing external garage door and installation of a white UPVC d	
Address	45, Turnbull Way, Middlesbrough, TS4 3RS	
<b>25/0421/FUL</b>	12-Dec-2025	Approve with Conditions
Company / Surname	Edward Dasey	
Proposal	Single storey extension to side	
Address	29, Worsley Crescent, Middlesbrough, TS7 8LU	

<b>25/0440/FUL</b>	12-Dec-2025	Approve with Conditions
Company / Surname	<b>WARREN</b>	
Proposal	Proposed roof over existing two storey extension, loft conversion, single storey	
Address	159, Guisborough Road, Middlesbrough, TS7 0JQ	
<b>25/0569/FUL</b>	15-Dec-2025	Approve with Conditions
Company / Surname	<b>Mr Ian Jones</b>	
Proposal	Retrospective erection of front boundary wall including 2no. pillars	
Address	88, Green Lane, Middlesbrough, TS5 7AH	
<b>25/0353/FUL</b>	16-Dec-2025	Refused
Company / Surname	<b>Leach</b>	
Proposal	Part single storey part two storey wraparound extension and retrospective windo	
Address	78, Birchwood Road, Middlesbrough, TS7 8DQ	
<b>25/0480/FUL</b>	16-Dec-2025	Approve with Conditions
Company / Surname	<b>Ian Hugill</b>	
Proposal	Erection of outbuilding to rear	
Address	7, Fencote Grange, Middlesbrough, TS7 0AU	
<b>25/0567/CLD</b>	16-Dec-2025	Approve
Company / Surname	<b>Philip Lee</b>	
Proposal	The extension is less than 3m in depth from the original building and less than	
Address	2, Ambleside Grove, Middlesbrough, TS5 7DQ	
<b>25/0578/CLU</b>	16-Dec-2025	Approve
Company / Surname	<b>Student Property Investments Ltd</b>	
Proposal	Certificate of lawful use for 4 bed HMO (C4)	
Address	76, Errol Street, Middlesbrough, TS1 3LW	
<b>25/0580/RCON</b>	16-Dec-2025	No Objections
Company / Surname	<b>Redcar &amp; Cleveland Council</b>	
Proposal	Residential development comprising of 234 dwellings (Use Class C3) with associat	
Address	High Farm Skippers Lane Middlesbrough TS6 0HY	
<b>25/0591/CLU</b>	16-Dec-2025	Approve
Company / Surname	<b>Invested Childcare</b>	
Proposal	Certificate of lawful proposed use for change from dwelling (C3) as a single-occ	
Address	22 A, Cornfield Road, Middlesbrough, Middlesbrough, TS5 5QL	
<b>25/0601/CLU</b>	16-Dec-2025	Approve
Company / Surname	<b>Student Property Investments Ltd</b>	
Proposal	Certificate of lawful use for HMO (C4)	
Address	34, Aubrey Street, Middlesbrough, TS1 3LX	
<b>18/0728/DIS</b>	17-Dec-2025	Full Discharge Conditions
Company / Surname	<b>Luke Shaw</b>	
Proposal	Discharge of conditions 6 (Details of Roads, Footpaths and Open Spaces), 7 (Cons	
Address	College Gardens	
<b>25/0628/DIS</b>	17-Dec-2025	Part Discharge Conditions
Company / Surname	<b>Esh Living</b>	
Proposal	Part Discharge of condition 24 (Land Contamination) on planning application 24/0	
Address	Cleared site known as Grove Hill. Bound	
<b>25/0624/CLU</b>	18-Dec-2025	Approve
Company / Surname	<b>Middlesbrough Council</b>	
Proposal	Certificate of lawfulness for use of land for cemetery purposes	
Address	Thorntree Cemetery, Cargo Fleet Lane, Middlesbrough, TS3 9RL	
<b>25/0346/VAR</b>	19-Dec-2025	Refused
Company / Surname	<b>ELG Planning</b>	
Proposal	Variation of condition 2 (Approved plans) to regularise the as-built condition o	
Address	102 Ingram Road, Middlesbrough, TS3 7BQ	
<b>25/0385/AMD</b>	19-Dec-2025	Approve
Company / Surname	<b>Avant Homes</b>	
Proposal	Non-material amendment to planning application 24/0356/VAR to relocate the fence	
Address	Former St Davids School, 1 St Davids Way, Middlesbrough, TS5 7EU	
<b>25/0550/FUL</b>	23-Dec-2025	Approve with Conditions
Company / Surname	<b>Mr Taswar Hussain</b>	
Proposal	Retrospective erection of porch, boundary walls and 1no. pillar and hardstanding	
Address	86, Green Lane, Middlesbrough, TS5 7AH	
<b>25/0595/CLU</b>	24-Dec-2025	Approve
Company / Surname	<b>Invested Childcare</b>	
Proposal	Certificate of lawful proposed use as Childrens Home (Use C2)	
Address	39, Hambledon Road, Middlesbrough, TS5 5EE	
<b>25/0588/FUL</b>	29-Dec-2025	Refused
Company / Surname	<b>Hudson Calvert</b>	
Proposal	Single storey extension to front	
Address	4, Hilderthorpe, Middlesbrough, TS7 0PT	

<b>25/0594/FUL</b>	29-Dec-2025	Approve with Conditions
Company / Surname	Mr William Lewis	
Proposal	Single storey extension to rear (Demolition of existing conservatory)	
Address	12, Kedlestone Park, Middlesbrough, TS8 9XW	
<b>25/0538/FUL</b>	30-Dec-2025	Approve with Conditions
Company / Surname	Richard Nelson	
Proposal	Retrospective erection of porch and outbuilding to front	
Address	154, Ingram Road, Middlesbrough, TS3 7BU	
<b>25/0546/ADV</b>	30-Dec-2025	Approve with Conditions
Company / Surname	Mrs Aimee Muirhead	
Proposal	Installation of Mosaic Artwork to front elevation	
Address	Hemlington Locality Hub and Library, Crosscliff, Hemlington, TS8 9JJ	
<b>25/0573/FUL</b>	05-Jan-2026	Approve with Conditions
Company / Surname	Trewin	
Proposal	Proposed Single Storey Extension To the Rear	
Address	27, Sinderby Lane, Middlesbrough, TS7 0RP	
<b>25/0553/FUL</b>	06-Jan-2026	Approve with Conditions
Company / Surname	Farzana Kousar	
Proposal	Retrospective first floor extension to rear	
Address	60, Crescent Road, Middlesbrough, TS1 4QP	
<b>25/0561/PNH</b>	06-Jan-2026	Prior Notification Not Required/No Obj
Company / Surname	Mr Athbi Al-Rubaie	
Proposal	Single storey rear extension (Length 4.87m, Height 3m, Eaves 3m)	
Address	23, Burlam Road, Middlesbrough, TS5 5AN	
<b>25/0605/FUL</b>	06-Jan-2026	Approve with Conditions
Company / Surname	Mr Adam Mayhew	
Proposal	Single storey extension to rear and side	
Address	9, North Wood, Middlesbrough, TS5 7LL	
<b>25/0490/FUL</b>	09-Jan-2026	Approve with Conditions
Company / Surname	Mr Warda Ahmed	
Proposal	Two storey extension to side	
Address	8 Bentinck Avenue, Middlesbrough, TS5 6RU	
<b>25/0411/FUL</b>	14-Jan-2026	Approve with Conditions
Company / Surname	Kids Kabin	
Proposal	Single storey modular building to create activity centre (Use class E(d))	
Address	Land to the South East of Thorndyke Avenue	
<b>25/0529/FUL</b>	14-Jan-2026	Approve with Conditions
Company / Surname	SQUIRES	
Proposal	Erection of detached garage	
Address	95A, The Grove, Middlesbrough, TS7 8AN	
<b>25/0583/FUL</b>	14-Jan-2026	Approve with Conditions
Company / Surname	Mr Muhammad Jawad	
Proposal	Two storey extension to side and rear, single storey extension to rear (Demoliti	
Address	25 Ruskin Avenue, Middlesbrough, TS5 8PJ	
<b>25/0608/FUL</b>	14-Jan-2026	Approve with Conditions
Company / Surname	Hussain	
Proposal	Renovation of existing wood windows and replacement of first floor balcony door	
Address	105, Cambridge Road, Middlesbrough, TS5 5LD	
<b>20/0766/DIS</b>	15-Jan-2026	Full Discharge Conditions
Company / Surname	Mr Chris Blair	
Proposal	Discharge of condition 5 (Details of roads, paths and open spaces), condition 8	
Address	Grey Towers Farm	
<b>25/0618/COU</b>	16-Jan-2026	Approve with Conditions
Company / Surname	Greggs PLC	
Proposal	Change of use Salon (use class sui generis) to bakery (use class E)	
Address	2, Marton Estate Square, Stokesley Road, Middlesbrough, TS7 8DU	
<b>25/0619/ADV</b>	16-Jan-2026	Approve with Conditions
Company / Surname	Greggs PLC	
Proposal	Installation of new shopfront and plant, and display of associated advertisement	
Address	2, Marton Estate Square, Stokesley Road, Middlesbrough, TS7 8DU	
<b>25/0629/FUL</b>	16-Jan-2026	Approve with Conditions
Company / Surname	O Pedelty	
Proposal	Single storey extension and conversion of garage to side	
Address	81 Elmwood, Middlesbrough, TS8 0SS	
<b>25/0380/DIS</b>	19-Jan-2026	Part Discharge Conditions
Company / Surname	Thirteen Group	
Proposal	Discharge of condition 12A (Contaminated land assessment) & 20 (Method of work	
Address	Land off Cargo Fleet Lane, (Former Fleet House and Thorntree House sites)	

<b>25/0491/AMD</b>	19-Jan-2026	Approve
Company / Surname Proposal Address	Thirteen Group Non-material amendment to condition 12 on planning application to separate site Land off Cargo Fleet Lane - former Fleet	
<b>25/0625/COU</b>	19-Jan-2026	Approve with Conditions
Company / Surname Proposal Address	Swim Sports Club Limited Change of Use from Casino (Use class Sui Generis) to indoor Swimming pool (Use c Unit C1B, Teeside Leisure Park, Aintree Oval, Thornaby, TS17 7BU	
<b>25/0655/TPO</b>	19-Jan-2026	No Objections
Company / Surname Proposal Address	Mrs Pamela Crown lift and reduce 1no. Oak tree 33, Collingham Drive, Middlesbrough, TS7 0GB	
<b>25/0492/FUL</b>	20-Jan-2026	Refused
Company / Surname Proposal Address	Mr Richard Hannan Erection of 1no. self build dwelling Land South of 38 Applegarth, Coulby Newham, Middlesbrough, TS8 0UY	
<b>25/0182/ADV</b>	22-Jan-2026	Refuse and enforce
Company / Surname Proposal Address	EG on the Move Installation of 2no. internally illuminated fascia signs, 2no. banner sides, 1no 1 Acklam Road, Middlesbrough, TS5 5AY	
<b>25/0514/FUL</b>	22-Jan-2026	Approve with Conditions
Company / Surname Proposal Address	Laville Single storey extension to rear 8, Briardene Avenue, Middlesbrough, TS5 7PB	
<b>25/0584/FUL</b>	23-Jan-2026	Refused
Company / Surname Proposal Address	Lappin Single storey extensions to front, side and rear 11, Brass Castle Lane, Middlesbrough, TS8 9EF	
<b>25/0635/FUL</b>	23-Jan-2026	Approve with Conditions
Company / Surname Proposal Address	Mrs Rita Brown Installation of 1no. window to side and 1no. window to rear 38, St Davids Way, Middlesbrough, TS5 7EY	
<b>25/0642/FUL</b>	23-Jan-2026	Approve with Conditions
Company / Surname Proposal Address	BELLOW PART SINGLE, PART TWO STORET EXTENSIONS TO SIDE AND REAR, CONVERSION OF GARAGE T 23 Worsley Crescent, Middlesbrough, TS7 8LU	
<b>26/0002/TELPD</b>	23-Jan-2026	Permitted Development
Company / Surname Proposal Address	Cornerstone The removal of 6no. antennas and replaced with proposed 9no. antennas Westerby Road, Middlesbrough, TS3 8TD	
<b>25/0639/FUL</b>	28-Jan-2026	Approve with Conditions
Company / Surname Proposal Address	Richard Wilkinson Installation of 20no. solar panes to roof 17 Sessay Grange, Middlesbrough, TS7 0DH	
<b>25/0641/FUL</b>	28-Jan-2026	Approve with Conditions
Company / Surname Proposal Address	Mr/Mrs Fearn Single storey orangery to side 53, The Pastures, Middlesbrough, TS8 0UJ	
<b>25/0643/COU</b>	28-Jan-2026	Approve with Conditions
Company / Surname Proposal Address	Middlesbrough Council Change of use from public park (F.2(c) use class) to cemetery (sui generis use c Land Adjacent to Thorntree Cemetery, Middlesbrough	
<b>25/0600/COU</b>	29-Jan-2026	Refuse and enforce
Company / Surname Proposal Address	Wardman Brown Change of Use of from Butchers (Use Class E) to Hot Food Takeaway (Class Sui Gen 16 Beaumont Road, Middlesbrough, TS3 6NL	
<b>25/0347/FUL</b>	30-Jan-2026	Approve with Conditions
Company / Surname Proposal Address	Mr Majahid aslam Two storey extension to side and rear, and single storey extension to rear 48, Virginia Gardens, Middlesbrough, TS5 8BX	
<b>25/0560/FUL</b>	30-Jan-2026	Refused
Company / Surname Proposal Address	Rizwan Two storey extension to side with pitched roof and single storey extension to re 4, Marlsford Grove, Middlesbrough, TS5 8PH	
<b>25/0575/FUL</b>	30-Jan-2026	Approve with Conditions
Company / Surname Proposal Address	Mrs Lorraine Chambers Retrospective erection of single storey extension to rear 6, Woodrow Avenue, Middlesbrough, TS7 8EZ	

Total Decisions

**76**

Total Approvals

**62**

Total Refusals

**14**