



**HERITAGE STATEMENT FOR ERECTION OF A SINGLE STOREY, TIMBER
FRAMED CONSERVATORY, REPLACING EXISTING CONSERVATORY ON
SAME FOOTPRINT AT:
SOUTHGARTH LODGE, WESTOE VILLAGE, SOUTH SHIELDS**

Introduction.

This statement has been prepared by David Salisbury Conservatories who are acting as agents for the applicants, Mr Baillie and accompanies a listed building application for the erection of a replacement conservatory to the rear (South Elevation) of the property.

The purposed of this statement is to clarify that the erection of a conservatory and replacement lights will not be to the detriment of the listed property.

Site Description.

The host property is two storey Grade II listed attached property on the site of a former convent.

The position of the conservatory (as existing) chosen to ensure that the structure will not be visible to the property frontage and not easy visible from any public viewpoint.

Proposal.

The proposal is for a replacement single storey timber framed conservatory to the rear (South) elevation of the property.

**Planning Policy.**

This is a small domestic extension which accords with the criteria outlined in the local policies and national guidance for this type of development. Guidance noted in respect of house extensions to ensure that the size, position and design of the conservatory are that expected and acceptable to the host listed property and the surrounding area.

Heritage

The conservatory access through the existing conservatory doors, this to ensure no historic fabric is dramatically affected by the proposal.

Conclusion.

The proposal is a small addition to the host property when viewed against the whole property footprint and the garden area. No neighbouring properties, the host property or public view points are unduly affected by the proposal; it is therefore an acceptable extension that should receive the approval from the local planning authority.

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