DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0551/20/LBC
Proposal: Listed Building Consent sought for bathroom conversion to the existing first floor bedroom (works include extract fan and soil vent pipe to rear elevation).
Location: 3 Mansion House
St Nicholas Terrace
West Boldon
NE36 0QW

Site Visit Made: 07/09/2020

Relevant policies/SPDs

1 DM1 - Management of Development (A)
2 DM6 - Heritage Assets and Archaeology

Description of the site and of the proposals

Listed building consent (LBC) is sought to convert a bedroom to a bathroom, with works including the installation of an extract fan and a soil vent pipe to the rear elevation of 3 Mansion House, St Nicholas Terrace in West Boldon.

Application details state that works would comprise the following:
External:

- New cast iron soil and vent pipe (black in colour).
- Conservation vent (black in colour) by the Cast Iron Air Brick Company required as part of the fitting of a mechanical extract fan.

Internal:

- Mechanical extract fan.
- New floor to comprise ply finish on top of existing joists with tiled finish.
- Waste pipes for shower with works requiring lifting of existing floor boards, and then fixing down floor boards upon completion.
- Removal of non-original cupboard partition and forming of lightweight partitions to create a new deeper cupboard.

The application property is part of the Grade II listed building Mansion House, which has been divided into separate dwellings. The listing detail for Mansion House states the following:

> "*House and wings now 5 separate dwellings. Late C18/early C19. Main house : coursed squared limestone with ashlar sandstone porch; Welsh slate roof. 2 storeys, 5 windows originally but 2 late C19 windows and doors inserted in 2nd bay. Square, one-storey porch, 2nd bay from right, has open-pedimented Tuscan doorcase with 8-panelled door and decorated round fanlight in deep reveal panelled in same style as door; margined sashes in side walls; dentilled cornice and blocking course. low-pitched roof to house has wide eaves, 3 transverse chimneys. Wing to west: rendered; 2 storeys, 1 window, door; flat roof. Wing to east at rear: ashlar with canted bay window, brick return; pantiled hipped roof.*"

Publicity / Consultations

Neighbour notification expiry dates 15/09/2020
Consultation expiry date 15/09/2020
Site notice expiry date 22/09/2020
Press notice expiry date 23/09/2020

1) Neighbour responses

None received

2) Other Consultee responses

Historic Environment Officer

Following our site visit to the above property, I am satisfied with the proposals and would recommend approval.

Assessment

The main issue relevant to the assessment of this application is whether the impact of work on the special historic and architectural interest, and visual appearance of this Grade II listed building is acceptable.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Adopted South Tyneside Local Development Framework (LDF) Development Management Policy DM6 supports development proposals that preserve or enhance the historic and architectural character of listed buildings.

The Council's Historic Environment Officer has raised no objections to the proposal.

It is considered that the proposed works have no unacceptable impacts on the historic fabric of the listed building. Internal alterations would be largely superficial with no structural alterations required and no historical features lost. Proposed materials including the cast iron soil vent pipe and the conservation vent would be in keeping with the heritage asset. It is considered that proposed works would have a neutral impact on the special historic and architectural interest, and visual appearance, of this Grade II listed building, which the application dwelling forms a part. It is recommended that a condition be attached to any listed building consent to require that the development be constructed in accordance with the details as specified in the application. Subject to the compliance with this condition it is considered that the proposal would accord with adopted South Tyneside Local Development Framework (LDF) Development Management Policies DM1 (A) and DM6.

In assessing this application due regard has been had to the requirement of section 149 of the Equality Act 2010.

Recommendation

Grant Permission with Conditions

Conditions

1 The development to which this permission relates must be commenced not later than 3 years from the date of this permission.

As required by Section 18A of the Planning (Listed Buildings and Conservation Areas) Act 1990 and to ensure that the development is carried out within a reasonable time.

2 The works hereby permitted shall be undertaken in accordance with the details as specified

on Drawing No. 102 (Floor Plans as Proposed, Rear Elevation as Proposed) received 22/07/2020, the conservation vent specification by Cast Iron Air Brick Company received 22/07/2020, and with a cast iron soil vent pipe black in colour; unless alternatives have been previously submitted to and approved in writing by the Local Planning Authority pursuant to this condition.

To ensure a satisfactory standard of development and to preserve the historic, architectural character and heritage, and visual appearance, of this Grade II listed building, in accordance with adopted South Tyneside LDF Development Management Policies DM1 and DM6.

Informatives

1 In dealing with this application the Council has implemented the requirements of the National Planning Policy Framework to seek to approve applications for sustainable development where possible.

2 All British bats are protected by both UK and European legislation. This legal protection extends to any place that a bat uses for shelter or protection whether bats are present or not. Should bats or signs of bats (such as droppings or dead bats) be discovered at any stage during the works, work must stop immediately and advice sought from Natural England. Failure to do this may result in an offence being committed, regardless of planning consent, and could lead to prosecution.

List of approved plans for standard note

Plan Reference

Drawing No. 101 (Floor Plans as Existing, Rear Elevation as Existing) received 22/07/2020

Drawing No. 102 (Floor Plans as Proposed, Rear Elevation as Proposed) received 22/07/2020

Drawing No. 203 (Site Plan as Existing and Proposed Location Plan) received 22/07/2020

Conservation Vent specification by Cast Iron Air Brick Company received 22/07/2020

Case officer: David Rogerson

Signed: *David Rogerson*

Date: 24/09/2020

Authorised Signatory:
Date: