



NOTICE OF REFUSAL OF LISTED BUILDING CONSENT
Planning (Listed Buildings and Conservation Areas) Act 1990
Planning (Listed Buildings and Conservation Areas) Regulations 1992

Contact Name and Address:

Mr Norman Scholefield
38 Finchale Terrace
Jarrow
NE32 3TX

Application No: ST/1061/20/LBC

Date of Issue: 11/03/2022

In pursuance of their powers under the above mentioned Acts, South Tyneside Council as Local Planning Authority **REFUSE** Listed Building Consent for the following development:

Proposal:

Listed Building Consent sought for the following works: Clean out of existing cellar/storerooms and conversion of same to two bedrooms and bathroom with internal access from living room and to include two new softwood sliding sash windows to front basement in existing reveals, complete with light wells and replace existing upvc windows to front and rear elevations with softwood sliding sash type.

Location:

Flat 2 Wellesley Court, 83 Greens Place, South Shields, NE33 2AQ

REASON(S) FOR REFUSAL:

- 1 The proposal would result in an unacceptable level of harm, amounting to less than substantial harm, to the significance of the Grade II listed building, without suitable justification or public benefits to outweigh the harm caused, and would not be in accordance with the National Planning Policy Framework or Policy DM6 of the South Tyneside Local Development Framework 2011.
-

NOTES TO APPLICANT:

For the avoidance of doubt this decision relates to the following plans and/or specifications:

Drg No 2/WC/01/2020 Rec 07/12/2020

Drg No 2/WC/02/2020 Rec 07/12/2020

Drg No 2/WC/03/2020 Rec 07/12/2020

Drg No 2/WC/04/2020 Rec 07/12/2020

- 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. However, the proposed development is contrary to the policies referred to in the reason(s) for refusal and it has not been possible to reach an agreed solution in this case.

L Sloan

Louise Sloan
Senior Development Services Manager

Your attention is drawn to the attached schedule of notes which form part of this notice

NOTES

APPEALS TO THE SECRETARY OF STATE

1. Only the applicant possesses the right of appeal

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk>

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

PURCHASE NOTICES

2. If listed building consent is refused, whether by South Tyneside Council as Local Planning Authority or by the Secretary of State for Communities and Local Government, and the owner of the land claims that the land has become incapable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, they may serve a purchase notice on the Council, requiring the Council to purchase their interest in the land in accordance with the provisions of section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990.