

## **DELEGATED REPORT / CASE OFFICER'S ASSESSMENT**

**Ref No:** ST/0535/21/LBC  
**Proposal:** Listed Building Consent sought for the following works:  
1. Replace existing artificial roof tiles with natural slate  
2. Add velux window to the rear elevation  
3. Add code 5 lead flashing to the existing coping  
**Location:** Wellesley Court  
85 Greens Place  
South Shields  
NE33 2AQ

### **Site Visit Made:**

### **Relevant policies/SPDs**

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

### **Description of the site and of the proposals**

This application relates to a Grade II listed dwellinghouse in South Shields.

The listing description relates to Nos. 83, 84 and 85 and reads:

*“Early C19. Red brick, slate roofs, hipped at west end gabled at east end. Modillioned eaves cornice, same design, continuous across both houses. No 83 of 5 bays, 2 storeys above a semi-basement. Stone heads, windows re-glazed, stone cill band at ground and first floors. Stone Doric portico to central entrance. At the west end a deeply recessed one bay, 2 storey wing. Nos 84 and 85 of 4 bays, 3 storeys above a semi-basement. They are slightly set back from No 83. Stone heads to windows which are re-glazed. Stone cill bands to all floors. Simple Tuscan doorcase. Later bay window to ground floor. These houses were used as the Pilot Office from 1886 until 1980.”*

Listed Building Consent is sought for the following works:

1. Replace existing artificial roof tiles with natural slate
2. Add velux window to the rear elevation
3. Add code 5 lead flashing to the existing coping

The scheme was amended on 12<sup>th</sup> May 2021 when amended plans were received and the description was changed to reflect the proposed works as set out above. Neighbouring properties were renotified of these changes having regard to the Council's Statement for Community Involvement.

### **Publicity / Consultations (Expiry date: 22/06/2022)**

#### **1) Neighbour responses**

None received

## 2) Other Consultee responses

Historic Environment Officer

I have no objection to the proposal.

### **Assessment**

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

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that In considering whether to grant listed building consent in respect of proposals 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.

The submitted details indicate that the existing roof tiles that are made of artificial slates would be replaced with real slate. The applicant has submitted details of the proposed roof window which would be of a 'velux conservation' style and would measure 550mm x 960mm. The frame would be finished black (RAL 9005). Code 5 lead flashing would be added to the existing stone coping in order to ensure the building remains watertight.

The proposed works have been assessed by the Historic Environment Officer who considers that they would be acceptable. The proposed development is considered to be appropriate and to preserve and protect the character of the listed building and the architectural features.

Whilst the site is in close proximity to the Arbeia Roman Fort, which is forms part of the Frontiers of the Roman Empire World Heritage Site, it is not considered that the scale of the works would result in significant harm to that designated heritage asset.

In conclusion, the development is considered to be acceptable and in accordance with all relevant local and national planning policies. Approval is therefore recommended.

### **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 development shall be carried out in accordance with the approved plan(s) as detailed below

'Heritage Statement' received 06/05/2021

'Addendum to Heritage Statement' received 16/06/2021

'Roof Window Specification' received 19/05/2022

Drg No 010 Rev C02 received 12/05/2022

Any minor material changes to the approved plans will require a formal planning application under S73 of the Town and Country Planning Act 1990 to vary this condition

and substitute alternative plans.

In order to provide a procedure to seek approval of proposed minor material change which is not substantially different from that which has been approved.

- 3 The external materials used in respect of the works hereby permitted shall be as set out in the documents/plans as listed in condition 2 unless otherwise agreed in writing by the Local Planning Authority pursuant to this condition.

To ensure a satisfactory standard of development and in the interests of visual amenity in accordance with South Tyneside LDF Development Management Policy DM1.

### **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.

**Case officer: Seán Gallagher**

**Signed: SG**

**Date: 18/07/2022**

**Authorised Signatory: Geoff Horsman**

**Date: 18/07/2022**

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