

DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0658/21/LBC
Proposal: Listed Building Consent sought to remove the existing concrete render and to replace this with lime based hydraulic render.
Location: 2 Chapel House
Westoe Village
South Shields
NE33 3EQ

Site Visit Made: 04/12/20; 11/06/21

Relevant policies/SPDs

- 1 DM1 - Management of Development (A & B)
- 2 DM6 - Heritage Assets and Archaeology (B; x & C)
- 3 SPD9 - Householder Developments
- 4 SPD10 - Westoe Conservation Area Management Plan - Adopted August 2007

Description of the site and of the proposals

The application site (2 Chapel House) is a two-bedroom ground floor maisonette. The property forms part of a Grade II listed building that the list entry identifies as dating back to circa 1808, with the list description reading as follows:

Red brick, with stone dressings and slate roof. Four bays, 2 storeys and attic. All windows re-glazed. The main house has 2 bay windows rising through the 2 storeys. Between them is the entrance, framed by a very good stone Tuscan doorcase, with attached columns and open pediment. Good fanlight. The 2 east bays are set back a little from the main house. Continuous stone sill at first floor. A band of unglazed buff, red, white and black tiles forms a first-floor string course. On or near the site of a mediaeval chapel. This house replaces a mid C18 one.

The site is also located within the Village Core of the Westoe Village Conservation Area. The Conservation Area Appraisal (March 2006) identifies Westoe Village as an extraordinary assortment of fine eighteenth and nineteenth century buildings lining a wide, tree-filled medieval street, brimming with detail, character and charm, creating a rare townscape of outstanding drama and excitement.

The Appraisal also noted that Chapel House itself has lost some of its historic character through alteration and loss, particularly of the sash windows and the front garden wall which once had heavy stone piers. The render and modern windows to the mid-Victorian stable block extension to the east are also inappropriate to the character of the house. It does, however, still retain many authentic features such as a surviving string course of unglazed buff, red, white and black tiles, and a stone Tuscan door case with columns, open pediment and fanlight.

The application proposals seek to remove the existing render and apply a new lime render finish in its place on this elevation. A proposed written specification and access/methodology has been submitted, along with a more detailed specification from the manufacturer, along with a Heritage Statement.

The application for listed building consent for 2 Chapel House has been made following the approval of a proposal to do the same works at 4 Chapel House (the upper floor maisonette) in July 2021.

Additional documents were later submitted through the planning portal relating to internal works that do not fall within the application description given on the application form. The applicant has since confirmed in writing that they do not wish for these documents to be considered as part of this application, and the application is therefore being determined based on the valid application submission originally made through the planning portal.

Publicity / Consultations (Expiry date 22/09/21)

1) Neighbour Notification, Site & Press Notice responses

No responses were received.

2) Other Consultee responses

STC Historic Environment Officer:

I am supportive of the proposals.

Assessment

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that an application for planning permission must be determined in accordance with the adopted development plan, unless material considerations indicate otherwise.

The main issues for consideration in the determination of this planning application are:

- Design of the proposal and its visual amenity & heritage/historic environment impacts;
- Impact on residential amenity

Design, Visual Amenity & Heritage / Historic Environment

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in the exercise (with respect to any buildings or other land in a conservation area) of any functions special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require that in considering whether to grant listed building consent for any works the local planning 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 National Planning Policy Framework (July 2018) requires great weight to be given to the conservation of designated heritage assets, which include conservation areas. It draws a distinction between substantial harm and less than substantial harm to such an asset.

The removal of the cementitious render and replacement in breathable lime should be an enhancement to the character of the building and have the benefit of helping to alleviate existing damp problems.

Subject to the conditions set out in the report, which simply relate the permission back to the details specified in the application submission to ensure a satisfactory standard of development, it is concluded that the proposals would not be harmful to the character, appearance and historic appearance of the

listed building, other heritage assets, or the Westoe Village Conservation Area. The proposals would not amount to less than substantial harm (as per NPPF paragraph 196). The proposals would accord with LDF policies DM1 (A) and DM6 (B) (x), DM6 (C), the policies in Chapter 16 of the NPPF, and the objectives of the design guide in SPD9 or the Westoe Village Conservation Area Management Plan (SPD10).

Residential Amenity

As the proposals would seek to apply new render to an external elevation. The works would not materially affect the amenity of neighbouring residents. The development would be in accordance with Policy DM1 (B) of the adopted South Tyneside Local Development Framework and the objectives of the design guidance in SPD9.

Summary

For the reasons outlined above, it is considered, having paid special attention to the desirability of preserving or enhancing the character or appearance of the Westoe Village Conservation Area, and having had special regard to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, that, in the site circumstances and context of this particular case, the proposal would be an acceptable form of development, subject to the inclusion of the suggested conditions.

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 proposed lime render shall be applied in accordance with the details specified on in the following documents:

- Proposed Specification and Access/Methodology for replacement render 19 June 2021 (received on 21/06/21)
- Fassa Bortolo Render Specification Project Number: NF - 0012 (received on 21/06/21)

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 and the preservation/enhancement of heritage assets in accordance with South Tyneside LDF Development Management Policy DM1 and Policy 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.

Case officer: Chris Stanworth

Signed: Chris Stanworth

Date: 23/09/21

Authorised Signatory:

Date:

«END»