

DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0774/21/LBC
Proposal: Application for Listed Building Consent for replacement of decayed timber door
Location: 34 Mariners Cottages
South Shields
NE33 2NG

Site Visit Made: 25/08/2021

Relevant policies/SPDs

- 1 DM1 - Management of Development (A)
- 2 DM6 - Heritage Assets and Archaeology
- 3 SPD20 - Mariners' Cottages Conservation Area Management Plan

Description of the site and of the proposals

This application relates to one of the Mariners' Cottages in South Shields. The Mariners' Cottages were constructed in the 1800s to provide asylum and annuity to aged seamen, their widows and their orphans. This particular cottage was completed in the 1860s. The Mariners' Cottages are located within a conservation area which was designated in 1981. All of the Mariners' Cottages are Grade II listed. The Listing Description reads:

"1859-62. Oliver and Lamb Architects. Red brick, stone dressings to doors and windows, slate roof. Single storey, with uniform roof line, each cottage has a single gabled dormer. Each end cottage adjacent to Broughton Road is turned at right angles to the range thus showing a gable to the courtyard elevation. Cottages one 3 bays, windows one of 2 lights with plain stone surrounds and stone mullion. The central entrances have plain stone surrounds and 2 central arched heads. The entrance to the central cottages breaks forward to form a gabled porch. All gables have a single light 2 centred headed window. The Mariners Asylum and Annuity Society was founded in 1839. Ref: "Celebration of the Centenary of the Society 1839-1939" by Robert A Holt".

There have been a number of previous applications for Listed Building Consent at the site relating to repairs.

This application proposes to remove the existing timber front door and frame to No. 34 Mariners' Cottages and replace with a timber front door and frame.

Publicity / Consultations (Expiry date 15/09/2021)

In addition to individual letters to neighbours, the application was further publicised by site notices and a press notice. No representations have been received to this publicity and the consultation period has now expired.

1) Neighbour responses

None

2) Other Consultee responses

Historic Environment Officer

No objection to the proposal in principle. I would ask that any original door furniture be saved and incorporated into the new door, where possible.

Satisfied with the agents response regarding door furniture and paint colour.

Assessment

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.

The proposed works to replace the door and frame have been assessed by the Historic Environment Officer who considers that they would be acceptable. It is not considered that the proposed installation of a new door and frame would significantly impact upon the significance of the designated heritage asset.

Policy CA-MC2 of SPD 20: Mariners' Cottages Conservation Area Management Plan states that proposals involving the alteration of buildings within the Conservation Area must be appropriate in terms of scale and design. Materials must respect the age and character of the building.

It is considered that the proposal would be of an appropriate scale and design to the host property and surrounding area, and that the materials would respect the age and character of the building.

With regard to the colour of the paint to be used on the door and frame, a sample was sought from the agent upon the request of the Historic Environment Officer in order to determine whether the proposed colour of 'Brunswick Green' would be acceptable. The agent confirmed that the 'Brunswick Green' would be the same as the one used as part of the original conversion of the cottages. It is recommended that a condition be attached to ensure the paint colour in used as per the submitted details.

In conclusion, the proposed development is considered to be appropriate and to preserve and protect the character of the listed building and the architectural features. The development is considered to be acceptable and in accordance with all relevant local and national planning policies.

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 hereby approved development shall be carried out in accordance with the following approved plans:

Drg no. D21135/3 Received 21/07/2021

Drg no. D21135/4 Received 21/07/2021

In the interest of the character of the listed building and in accordance with South Tyneside Local Development Framework Policies DM1 and DM6.

- 3 For the avoidance of any doubt, the paint colour used on the door shall be 'Brunswick Green' unless otherwise agreed in writing by the Local Planning Authority. The paint colour shall be applied to the door within 28 days of the installation date of the door and shall thereafter be retained in accordance with the approved details.

In the interest of the character of the listed building and in accordance with South Tyneside Local Development Framework Policies DM1 and DM6, and the guidance contained within Supplementary Planning Document 20.

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: Samantha Gallagher

Signed: S Gallagher

Date: 16/09/2021

Authorised Signatory:

Date:

«END»