



NOTICE OF GRANT OF LISTED BUILDING CONSENT

Planning (Listed Buildings and Conservation Areas) Act 1990

Planning (Listed Buildings and Conservation Areas) Regulations 1992

Contact Name and Address:

Edwards Architecture
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Application No: ST/0948/21/LBC

Date of Issue: 29/04/2022

In pursuance of their powers under the above mentioned Acts, South Tyneside Council as Local Planning Authority hereby **GRANT** listed building consent for the following:

Proposal: Listed Building Consent sought for alterations to 1, 3 and 3a Beach Road to provide high quality residential properties including four apartments at 1 Beach Road, one bed apartment at 3a and a three bed maisonette at 3 Beach Road. Alterations of site plan including the creation of a communal walled garden and the demolition of derelict rear coach house and connecting store.

Location: 1, 3 and 3a Beach Road, South Shields, NE33 2QA

SUBJECT TO THE FOLLOWING CONDITION(S) AND REASON(S):

- 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 not be carried out other than in complete accordance with the details contained within the following approved plans/documents:

20063-EArch-PL-CM-DR-A-0011 PO8 - Proposed Site Plan, received 31/03/2022;
20063-EArch-PL-BL-DR-A-0119 PO7 - Existing and Proposed Basement Floor GA received 07/03/2022;
20063-EArch-PL-GF-DR-A-0120 PO7 - Existing and Proposed Ground Floor GA received 07/03/2022;
20063-EArch-PL-FF-DR-A-0121 PO6 - Existing and Proposed First Floor GA received 07/03/2022;
20063-EArch-PL-SF-DR-A-0122 PO6 - Existing and Proposed Second Floor GA received 07/03/2022;
20063-EArch-PL-RL-DR-A-0123 PO6 - Existing and Proposed Roof GA received 07/03/2022;
20063-EArch-PL-BL-DR-A-0150 PO2 - Internal Key Features Basement received 07/03/2022;
20063-EArch-PL-GF-DR-A-0151 PO2 - Internal Key Features Ground Floor received

07/03/2022;
 20063-EArch-PL-FF-DR-A-0152 PO2 - Internal Key Features First Floor received
 07/03/2022;
 20063-EArch-PL-SF-DR-A-0153 PO4 - Internal Key Features Second Floor, received
 13/04/2022;
 20063-EArch-PL-EL-DR-A-0135 PO6 - Proposed Front and Side 2 Elevations, received
 26/04/2022;
 20063-EArch-PL-EL-DR-A-0136 PO5 - Proposed Rear and Side 1 Elevations, received
 31/03/2022;
 20063-EArch-PL-XX-DR-A-0172 PO1 - Scribing Detail received 08/02/2022;
 20063-EArch-PL-XX-DR-A-0431 PO2 - Existing Stair to Building 2 received 15/12/2021;
 Damp Survey received 17/03/2022;
 Visual Structural Defect Appraisal received 08/02/2022.

To ensure the development is carried out in accordance with the approved plans in the interests of proper planning.

- 3 Alteration works to the front elevation light well at No.3a Beach Road shall be undertaken in full accordance with specification details to be submitted to and approved in writing by the local planning authority with such details providing for retention of the existing curved stonework to this light well.

To ensure that features of special architectural and historic interest are preserved in accordance with Policies SS12 and DM6 of the South Tyneside Local Development Framework and the NPPF.

- 4 The conservation roof windows to be installed in the side and rear elevations of the properties shall be in accordance with specification details to be submitted to and approved in writing by the local planning authority.

To ensure that such features respect the special architectural and historic interest of these listed buildings in accordance with Policies SS12 and DM6 of the South Tyneside Local Development Framework and the NPPF.

- 5 The external brickwork and internal wall treatment in respect of the area to be infilled following removal of the first floor rear elevation window shown on the approved plans shall be in full accordance with specification details to be submitted to and approved in writing by the local planning authority and shall provide for the use of external brickwork which is similar in appearance to brickwork used on the rear elevation of the existing property at No.1 Beach Road with such brickwork being recessed to reflect the position of the window to be removed.

To ensure that this feature respects the special architectural and historic interest of the listed building at No.1 Beach Road in accordance with Policies SS12 and DM6 of the South Tyneside Local Development Framework and the NPPF.

- 6 All replacement/refurbishment works in respect of external windows and associated internal window shutters shall be undertaken in full accordance with details to be submitted to and approved in writing by the Local Planning Authority. Such details shall include a schedule outlining those windows to be refurbished and those to be replaced together with specification and materials details for all refurbishment works and replacement windows. All replacement windows shall be of a timber framed construction and where existing windows have internal shutters these shall be retained and refurbished. Replacement double glazed

windows shall only be permitted to the front and side elevations at No.1 Beach Road and only if it has been demonstrated to the satisfaction of the Local Planning Authority through submission of a Noise Assessment that such windows are required in order to achieve a satisfactory internal residential noise environment.

To ensure that features of special architectural and historic interest are preserved and that any new windows/shutters respect the special architectural and historic interest of these listed buildings in accordance with Policies SS12 and DM6 of the South Tyneside Local Development Framework and the NPPF.

- 7 Chimney stack repairs shall be undertaken in accordance with specification details to be submitted to and approved in writing by the local planning authority.

To ensure that such works respect the special architectural and historic interest of these listed buildings in accordance with Policies SS12 and DM6 of the South Tyneside Local Development Framework and the NPPF.

- 8 Structural stitching work at No.1 Beach Road shall be undertaken in accordance with the Visual Structural Defect Appraisal dated 15/03/2021 and in accordance with specification details in respect of such stitching works to be submitted to and approved in writing by the local planning authority.

To ensure that such works respect the special architectural and historic interest of this listed building in accordance with Policies SS12 and DM6 of the South Tyneside Local Development Framework and the NPPF.

- 9 Brickwork repointing shall be undertaken in accordance with specification details to be submitted to and approved in writing by the local planning authority.

To ensure that such works respect the special architectural and historic interest of these listed buildings in accordance with Policies SS12 and DM6 of the South Tyneside Local Development Framework and the NPPF.

- 10 Works in respect of external rainwater goods shall be undertaken in accordance with specification details to be submitted to and approved in writing by the local planning authority and shall provide for retention of original rainwater goods where possible.

To ensure that such works respect the special architectural and historic interest of these listed buildings in accordance with Policies SS12 and DM6 of the South Tyneside Local Development Framework and the NPPF.

- 11 Mechanical and electrical systems installed in respect of the proposed dwellings shall be in accordance with specification details to be submitted to and approved in writing by the local planning authority and shall provide for any external features associated with such systems to be sited on the rear elevations only of the application properties.

To ensure that such works respect the special architectural and historic interest of these listed buildings in accordance with Policies SS12 and DM6 of the South Tyneside Local Development Framework and the NPPF.

- 12 Internal floor re-levelling works shall be undertaken in accordance with specification details to be submitted to and approved in writing by the local planning authority.

To ensure that such works respect the special architectural and historic interest of these listed buildings in accordance with Policies SS12 and DM6 of the South Tyneside Local Development Framework and the NPPF.

- 13 Works in respect of the blocking up of existing internal door openings shall be undertaken in accordance with specification details to be submitted to and approved in writing by the local planning authority.

To ensure that such works respect the special architectural and historic interest of these listed buildings in accordance with Policies SS12 and DM6 of the South Tyneside Local Development Framework and the NPPF.

- 14 Internal fire proofing works shall be undertaken in accordance with specification details to be submitted to and approved in writing by the local planning authority.

To ensure that such works respect the special architectural and historic interest of these listed buildings in accordance with Policies SS12 and DM6 of the South Tyneside Local Development Framework and the NPPF.

- 15 As part of the internal alteration works hereby permitted all internal chimney breasts without exposed fireplaces shall be inspected and if these are found to contain fireplaces then any works to such chimney breasts/fireplaces shall be undertaken in accordance with specification details to be submitted to and approved in writing by the local planning authority. All currently exposed fireplaces shall be retained in their present locations.

To ensure that such works respect the special architectural and historic interest of these listed buildings in accordance with Policies SS12 and DM6 of the South Tyneside Local Development Framework and the NPPF.

NOTES TO APPLICANT:

- 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.

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

- 1 This certificate is issued under the Town and Country Planning Acts, Regulations and Orders and does not constitute a permission, approval or consent by South Tyneside Council for any other purpose whatsoever. Applications must therefore be made to the appropriate Departments of the Council for any other permission, approval or consent (including Building Regulations approval or approval of South Tyneside Council as ground landlord where appropriate) which may be necessary in connection with the proposed development or anything incidental thereto, or the use to be made of the premises which form the subject of such development.
- 2 You may also require permissions, approvals or consents under other legislation, or from bodies other than South Tyneside Council. This could include works affecting a public sewer, gas main, or electricity line, works within the adopted highway, works affecting a public right of way, property covenants, legislation relating to disabled persons, land drainage consent, waste management consent, scheduled monument consent or works affecting protected habitats or species.
- 3 The approved development should be implemented in strict compliance with all of the planning conditions, and in particular any which require details to be approved prior to the commencement of the development. Failure to do so may result in any commencement of development being unauthorised, which could be liable to enforcement action.

APPEALS TO THE SECRETARY OF STATE

4 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 20 of the Planning (Listed Buildings and Conservation Areas) 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 unless:

- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice [reference no. if applicable], if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice; or
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.

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

- 5 If listed building consent is granted subject to conditions, 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.