

DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0136/22/FUL
Proposal: Removal of the existing conservatory to rear the of building and supply and fit new aluminium framed glazed double doors and side screens; lay new resin flooring externally.
Location: The Black Bull Inn
98 Front Street
East Boldon
NE36 0SG

Site Visit Made: 07/04/2022

Relevant policies/SPDs

- 1 DM1 - Management of Development (A, B)
- 2 DM6 - Heritage Assets and Archaeology
- 3 SPD15 – East Boldon Conservation Area Management Plan
- 4 SPD21 - Locally Significant Heritage Assets

Description of the site and of the proposals

This application relates to a public house in East Boldon. To the rear of the pub there are a number of extensions which have been added over time. Furthest to the rear there is a single storey flat roof extension, which has a conservatory attached to the rear of it. Beyond and to the side of the conservatory there is an external yard which is separated from the pub's car park by a brick wall.

The Black Bull is included on the South Tyneside List of Locally Significant Heritage Assets (Supplementary Planning Document 21) which notes that it is "part of a group of seventeenth, eighteenth and nineteenth century vernacular cottages and houses. The Black Bull's bays and porch are worthy later additions, though rather squat". The site is located within the East Boldon Conservation Area and the East Boldon Conservation Area Character Appraisal notes that "The Black Bull's bays and porch are worthy later additions though rather squat". The property is also subject to an Article 4 direction which restricts "sundry minor operations".

This application seeks full planning permission to install aluminium framed glazed double doors with aluminium framed windows either side in the rear elevation of the existing flat roof extension, following the removal of the existing conservatory. The floorspace of the existing conservatory would be incorporated into the external yard with the ground being covered in resin flooring.

Publicity / Consultations (Expiry date: 26/04/2022)

1) Neighbour responses

None received

2) Other Consultee responses

Historic Environment Officer

No comments to make

Assessment

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

LDF Policy DM1 seeks to preserve residential amenity. The proposed works would not result in any increase in size of the pub and given the scale of the proposed works it is not considered that there would be any significant harm to the residential amenity of any neighbouring properties. Whilst there would be an increase in outside area used by the pub, which could potentially lead to an increase in patrons drinking etc. outside and therefore increased noise pollution, it is not considered that there would be a significant increase in noise to such an extent that it would result in significant harm to residential amenity.

Paragraph 189 of the NPPF notes that heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

NPPF Paragraph 195 states that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

The site is located within the East Boldon Conservation Area, Supplementary Planning Document 15 is the Conservation Area's management plan, and the building itself is included on South Tyneside's list of Locally Significant Heritage Assets which is set out in Supplementary Planning Document 21. The proposal would involve the removal of a conservatory which is not an original part of the building, having been erected following the grant of planning permission ref: ST/0683/86//DM which gave permission for the construction of the conservatory. Consequently, it is not considered that the removal of the conservatory would result in significant harm to the building's significance.

SPD15 notes 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. Proposals that are considered detrimental to the character and appearance of the building or the wider Conservation Area will be resisted. In relation to the demolition of unlisted buildings, SPD15 notes that the Council will resist proposals for demolition where a building is considered to make a positive contribution to the character or appearance of the Conservation Area. As the conservatory is located to the rear of the building and it is not prominent within the Conservation Area, it is not considered that its removal would result in significant harm to the Conservation Area. The proposed addition of black aluminium windows and doors, and a resin floor, to the rear of the property would not be highly visible within the wider East Boldon Conservation Area and consequently it is considered that the character and appearance of the Conservation Area would be preserved. The Historic Environment Officer has raised no objections and it is not considered that the proposed development would result in significant harm to the locally listed building.

The adjacent property, No. 100 Front Street, is Grade II listed. However the proposed development would not be attached to the listed building itself and would be set off the boundary. It is considered that the proposed development would preserve the setting of that Listed Building.

In conclusion, the proposed development would result in no significant harm to the residential amenity of nearby properties and would preserve the character and appearance of the East Boldon Conservation Area. There would be no significant harm to heritage assets. The proposal would comply with all relevant local and national planning policy. Consequently the application is recommended for approval.

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 91 of the Town and Country Planning 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

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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 surfaces of the development hereby permitted shall be as set out on the plans as listed in condition 2 and on the application form. 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:

Date: 28/04/2022

Authorised Signatory: Geoff Horsman

Date: 28/04/2022

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