South Tyneside Council

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:
Building Surveyors Ltd
Suite 1 & 2 Walker Davison House
High Street
Newburn
Newcastle upon Tyne
NE15 8LN

Application No: ST/0273/22/LBC
Date of Issue: 25/08/2022

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: Retrospective Listed Building Consent required for loft conversion works carried out by a previous owner of the property, including installation of staircase, rooflights and internal finishes. Additional proposed works to include structural strengthening of the roof timbers, construction of a partition wall to provide two separate rooms, insulation installation, lighting and storage heater installation.

Location: 2 Mansion House, St Nicholas Terrace, West Boldon, NE36 0QW

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 proposed works shall be carried out in strict accordance with the details provided on Drg No. R1211_001 Rev B received 19/08/2022 and within section 5.0 EXISTING & PROPOSED WORKS of Building Surveyors; Mansion House, St Nicholas Terrace, West Boldon, NE36 0QW; Heritage Statement; March 2022 Rev B received 19/08/2022. 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 ensuring that the fabric of the listed building would be preserved/enhanced in accordance with South Tyneside LDF Development Management Policy DM1 and Policy DM6.

NOTES TO APPLICANT:

For the avoidance of doubt this decision relates to the following plans and/or specifications:

Drg No. R1211_001 Rev B received 19/08/2022

Building Surveyors; Mansion House, St Nicholas Terrace, West Boldon, NE36 0QW; Design & Access Statement; March 2022 Rev B received 19/08/2022

Building Surveyors; Mansion House, St Nicholas Terrace, West Boldon, NE36 0QW; Heritage Statement; March 2022 Rev B received 19/08/2022

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.

G Mansbridge

George Mansbridge
Director of Regeneration and Environment

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.