

DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0562/22/LBC
Proposal: Listed building consent sought for chimney stack refurbishment, re-roof, dormer re-roof.
Location: 5 Wood Terrace
South Shields
NE33 4UY

Site Visit Made: 12/01/2023

Relevant policies/SPDs

- 1 DM1 - Management of Development (A)
- 2 DM6 - Heritage Assets and Archaeology
- 3 SPD10 - Westoe Conservation Area Management Plan - Adopted August 2007

Description of the site and of the proposals

Retrospective Listed Building Consent is sought for the refurbishment of the chimney stack, to re-roof the property, to replacement of rooflights, and to repair the front dormer at the above address. At the time of the officers site visit the works had been completed.

Nos 1-7 Wood Terrace are grade II listed and lie within the Westoe Conservation Area.

The listing description for the property states that;

After circa 1855. A uniform terrace of 2 storey red brick houses with slate roofs. The elevation is terminated at either end by a 2 storey wood bay window. All other windows have stone heads. The entrances are framed by a moulded stone architrave except for that at no 1 which has a projecting Corinthian portico. Nos 2-6 have a segmental headed dormer window. No 1 is of 4 bays. No 7 is of 2 bays. Nos 2-6 are of 3 bays. Nos 3, 4 and 5 have been re-glazed the rest hale undivided sashes. No 1 has a stone plaque inscribed "Wood Terrace" set at first floor level. Named after the Wood family who owned the estate. See also Westoe Villa. Plan of Building Ground belonging to Miss A Wood, Mark Thompson, architect circa 1855 shows Wood Terrace (not named) set out with numbered building plots. Included in Census Enumerators' Return for 1861.

Publicity / Consultations (Expiry date neighbour letters 29.12.2022, site notice 11.01.2023, press advert 11.01.2023)

1) Neighbour responses

None

2) Other Consultee responses

Design and Conservation Officer: No objection following confirmation of materials.

Assessment

The main issue relevant to the assessment of the application is whether the works to the roof of the property have preserved or enhanced the historic, architectural character and heritage, and visual appearance of the Grade II listed building.

The main issues relevant to the assessment of this proposal are:

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- The impact on the significance of this Grade II Listed Building.

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.

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. If the impact of the proposal on the Conservation Area would be neutral this would be acceptable.

Policy DM1(A) seeks to ensure that proposals are designed to convey sensitive consideration of their surroundings.

Local Development Framework Policy DM6 supports development proposals that preserve or enhance the historic and architectural character of listed buildings.

SPD10 (Westoe Conservation Area Management Plan) identifies that the application site lies within Character Area 6, where the attractive Georgian terrace of 1-7 Wood Terrace (Grade II Listed) makes a positive contribution and has retained some original architectural features, such as Welsh slate roofs and square white chimney pots. However, the loss of many original sliding sash windows, decorative door surrounds, etc. has impacted on the character of the terrace. Boundary walls and railings to the terrace's front curtilage are important streetscape features, although the loss or alteration of these features over time has harmed its overall character. Proposals should preserve the distinctive architectural detailing and materials of properties in the area. Any alterations should be sympathetic to the area's historic built form character, architectural detailing, materials and setting.

The application seeks retrospective consent for works to the roof of the building. The Welsh slate roof covering to the property has been replaced where necessary with like for like Welsh slate as areas were in a poor state of repair. The existing rooflights have also been replaced like for like.

Photographs of the dormer window have been submitted showing that it was in a very poor state of repair, and it has been replaced like for like and has been constructed from hard wood with detailing as was existing.

The chimney stack was in a poor state of repair, and has been rebuilt. However, when the chimney stack was rebuilt, the Crown Cap was not reinstated, but the pots were reused. The Design and Conservation officer has examined the impact of the loss of the Crown Cap but has concluded that overall, its loss is not detrimental to the setting and appearance of the terrace of listed dwellings.

For these reasons, it is judged that the works would preserve the special historic, cultural and architectural character of the listed building, and would accord with LDF Policies DM1 (A), DM6 and SPD10.

Conclusion

It is considered that the development is in accordance with LDF Policies DM1 (A), DM6, and SPD10 and in accordance with historic environment and amenity requirements of the NPPF.

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

Recommendation

Grant Listed Building Consent no Conditions

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.

List of plans for standard note

Plan Reference

Drg No FI3825001C Rev C received 28/11/2022

Case officer: Adam Williamson

Date: 18th January 2023

Authorised Signatory:

Date:

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