

DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0186/23/LBC
Proposal: Listed Building Consent for removal of two defective stone lintels and one defective stone cill to rear of property (SSE) and replacement in natural stone on a like-for-like basis.
Location: Wellesley Court
84 Greens Place
South Shields
NE33 2AQ

Site Visit Made: 06/04/2023

Relevant policies/SPDs

- 1 DM1 - Management of Development (A, B)
- 2 DM6 - Heritage Assets and Archaeology
- 3 SSTCW AAP Policy SS12 - Protecting the Built Environment Assets of South Shields

Description of the site and of the proposals

This application relates to a Grade II listed dwellinghouse in South Shields.

The listing description relates to Nos. 83, 84 and 85 and reads:

"Early C19. Red brick, slate roofs, hipped at west end gabled at east end. Modillioned eaves cornice, same design, continuous across both houses. No 83 of 5 bays, 2 storeys above a semi-basement. Stone heads, windows re-glazed, stone cill band at ground and first floors. Stone Doric portico to central entrance. At the west end a deeply recessed one bay, 2 storey wing. Nos 84 and 85 of 4 bays, 3 storeys above a semi-basement. They are slightly set back from No 83. Stone heads to windows which are re-glazed. Stone cill bands to all floors. Simple Tuscan doorcase. Later bay window to ground floor. These houses were used as the Pilot Office from 1886 until 1980."

Listed Building Consent is sought to remove two defective stone lintels and one defective stone cill to the rear elevation of the property to replace them in buff coloured sandstone on a like-for-like basis. Lime mortar would be used to set the stone in place.

Publicity / Consultations (Expiry date 04/05/2023)

1) Neighbour responses

None received

2) Other Consultee responses

Historic Environment Officer

Listed building consent is sought for the removal and replacement of two stone lintels and one stone cill at the rear of 84 Green's Place. 84 Green's Place is listed at grade II (the listing covers Nos. 83, 84 and 85).

The Local Planning Authority must consider how the special interest of the listed building would be preserved, as per the statutory duty under section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

When the removal of historic fabric is proposed, it is good practice to seek evidence from a suitably qualified practitioner that the fabric is beyond reasonable repair. This evidence has been provided, explaining that the stones have been repaired on several occasions but continue to fail. Replacement of these defective stones would be the most appropriate approach in the conservation of the building as a whole. The principle of the work is acceptable.

Information has been provided on the source of the new stone, its dimensions and finish. Details of the composition of the proposed lime mortar and its application has been provided. The construction approach has been outlined. All details provided are acceptable.

Overall, the principle of the work is acceptable, and all relevant details have been provided and represent good practice. The special interest of the listed building would be preserved. No objections.

Assessment

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

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.

LDF Policy DM1 seeks to preserve the visual amenity of the area and the residential amenity of neighbouring properties.

LDF Policy DM6 states that the Local Planning Authority will support development proposals that protect, preserve and where possible enhance the historic, cultural and architectural character and heritage, visual appearance and contextual importance of heritage assets and their settings.

The proposed works have been assessed by the Historic Environment Officer who considers that they would be acceptable. The proposed development is considered to be appropriate and it is considered that it is required to preserve and protect the character of the listed building and the architectural features. The proposed materials, buff coloured sandstone and lime mortar, are considered to be acceptable and in keeping with this designated heritage asset.

The site is set in close proximity to the Arbeia roman fort which forms part of the Frontiers of the Roman Empire World Heritage Site. Policy SS12 of the South Shields Town Centre & Waterfront Area Action Plan seeks to protect together with their settings the built environment assets of the South Shields town centre, riverside and foreshore areas including the Scheduled Ancient Monument of Arbeia Roman Fort and Vicus as part of the universally-important Hadrian's Wall World Heritage Site. Having regard to the scale of the development it is not considered that there would be significant harm to the roman fort or the World Heritage Site.

It is not considered that there would be any harm to the visual amenity of the vicinity. The development would not result in significant harm to the residential amenities of any neighbouring properties.

In conclusion, the development is considered to be acceptable and in accordance with all relevant local and national planning policies. Approval is therefore recommended.

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 development shall be carried out in accordance with the approved plan(s) as detailed below

"Design Access & Heritage Statement & supporting Information" received 27/02/2023

"Rear Elevation" received 27/02/2023

"Replacement Stones, Cill and Lintel Heads" received 27/02/2023

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 materials to be used shall be buff coloured sandstone and Otterbein 3.5 Natural hydraulic lime, as set out in the plans and documents as listed in condition 2, 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: S.Gallagher

Date: 04/05/2023

Authorised Signatory: G.Horsman

Date: 05/05/2023

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