DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0253/23/COND
Proposal: Discharge of conditions 4 (roof window details), 5 (rear first floor window infill details), 6 (details of works to windows) and 13 (internal door opening blocking up details) - relating to previous approved listed building consent application ST/0948/21/LBC.
Location: 1, 3 and 3a Beach Road
South Shields
South Tyneside
NE33 2QA

Site Visit Made: N/A

Relevant policies/SPDs

South Shields Town Centre & Waterfront AAP (SSAAP)

SS12 – Protecting the Built Environment Assets of South Shields

South Tyneside Development Management Policies (STDMP)

DM6 – Heritage Assets and Archaeology

Description of the site and of the proposals

Listed Building Consent ST/0948/21/LBC was granted on 29/04/2022 for alterations 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 to the site include creation of a communal walled garden and the demolition of derelict rear coach house and connecting store.

Condition 4 of the of the consent states:

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.

Condition 5 states:

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.

Condition 6 states:

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.

Condition 13 states:

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.

The applicant is seeking a full discharge of these conditions and has submitted the following documentation in support of their application, namely:

Condition 4

20063- EArch-CN-XX-DR-A-601-C01 Conservation Rooflight Details received 31/03/2023
20063-EArch-CN-RF-DR-A-0303-C01 Setting Out Roof Plan received 31/03/2023

Condition 5

20063-EArch-CN-XX-DR-A-600-C02 Typical window blocking up detail received 12/06/2023

Condition 6

ERW Joinery Acoustic Report received 31/03/2023
Noise Impact Assessment 9915.1A received 31/03/2023
Scope of works window refurbishment received 20/06/2023
20063-EArch-PL-EL-DR-A-801-P02 Window Strategy 1 received 03/07/2023
20063-EArch-PL-EL-DR-A-801-P03 Window Strategy 2 received 04/09/2023
20063-EArch-CN-XX-DR-A-650-C01 Proposed double glazed sash window received 12/06/2023
20063-EArch-CN-B1-DR-A-1002-P01 Proposed basement window detail number 3 Beach Road received 21/11/2023
20063-EArch-CN-XX-DR-A-1003-P01 Proposed section z-z through base window number 3 Beach Road received 21/11/2023

Condition 13

20063-EArch-CN-XX-DR-A-602-C01 Typical door blocking up detail received 31/03/2023

Publicity / Consultations (summary)

1) **Neighbour responses:** Not applicable

2) **Other Consultee responses**

   Historic Environment Officer:

   The submitted details are acceptable.

   Environmental Health Officer:

   Double glazed windows are considered necessary where appropriate in historic environment terms.

Assessment

Having regard to the submitted details and the consultation responses from the Historic Environment Officer and Environmental Health Officer, it is considered that sufficient information has been submitted to enable these conditions to be discharged; in accordance with the above-mentioned LDF Policies.

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

Recommendation

Approve Details of Conditions

List of approved plans for standard note on decision

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Case officer initials: GH
Date: 20/12/2023

Authorised Signatory: *G. Simmonette*
Date: 20/12/2023

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