DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0433/23/LBC
Proposal: Listed Building Consent sought to replace existing stainless steel flue and replacing with matt black flue. Provision of solar PV panels to extension of flat roof. Replacing mechanical plant to flat roof plant unit. Replacing AHU to first floor ceiling void. Provision of condensing units to rear year. Replacement of internal overhead door heater and lighting.
Location: South Shields Museum and Art Gallery
4 - 6 Ocean Road
South Shields
NE33 2JA

Site Visit Made: 26/06/2023

Relevant policies/SPDs

1 DM1 - Management of Development (A)
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 the South Shields Museum. The building, located on Ocean Road in South Shields town centre is Grade II listed. The listing description reads:

> *"1858-60. Former Public Library and Museum. John Wardle, architect. Buff coloured brick, stone dressings, flat roof. Two storeys and basement. Three bays, the centre one of which breaks forward and has rusticated quoins. Designed in a somewhat coarse "Italianate" quattrocento style. The extremities marked by giant pilasters, the facade crowned by a heavy, bracketed stone cornice. The central entrances contained within a semi-circular arched opening divided by a central square column supporting the crown of the arch. Each outer bay lit by 4 segmental headed windows with plain architraves. Over the windows a heavy floor band. First floor lit by 3 grand semi-circular headed openings with continuous cill. Each divided by a central shaft into 2 semi-circular headed lights with the tympanum pierced by a small circular light. Continuous impost band. Rusticated jambs to main openings. Large keystones abut the eaves cornice. Originally built for the Mechanics' Institute, becoming the Public Library in 1873. The museum added in 1876. The Library moved to new premises in 1976. Cleaned and restored 1978-79."*

Listed building consent is sought to replace the existing stainless steel flue with a matt black flue, the provision of solar PV panels to the extension of flat roof, replacement of the mechanical plant to flat roof plant unit, replacement of the AHU to the first floor ceiling void, the provision of condensing units to rear year and the replacement of internal overhead door heater and lighting at South Shields Museum and Art Gallery, 4 - 6 Ocean Road, South Shields.

A full planning application has also been submitted referenced ST/0434/23/LAA.

Publicity / Consultations (Expiry date - 27/07/2023)

Neighbour notification expiry date – 14/07/2023
Consultation expiry date - 14/07/2023
Site notice expiry date – 17/07/2023
Press notice expiry date – 27/07/2023

1) **Neighbour responses**
None received

2) **Other Consultee responses**

Historic Environment Officer –

Initial Comment –
I have been involved in detailed pre-application discussions between the Council, the Tyne and Wear Museum Service, and representatives from heritage funding body. The works are necessary to safeguard the museum collections from the effects of higher summer temperatures by providing air energy efficient air conditioning. The proposals would also allow the property to be heated more cleanly and efficiently in the colder months - the existing heating system is thirty years old and no longer fit for purpose.

Intervention in the historic fabric would be minimal:
- The replacement of the existing metal flue to the rear with a smaller flue in a matt black finish would, in my view, improve the overall appearance of the Listed Building.
- The proposed air source heat pumps would be located in an area that is not accessible or visible to the general public and would be connected to existing services/ductwork.
- The proposed roof top solar and air conditioning condenser compound would be located on a flat roofed later extension where the existing parapet would conceal the additional plant from view, and would be connected to existing services/ductwork.
- Lighting will be replaced on a like for like basis but will be upgraded in terms of efficiency.

The proposed wall-mounted AC unit to the café is not ideal. However, I have worked with colleagues over a number of years to try to find an alternative solution to overheating in the café, which becomes unbearably hot for customers and staff in the summer months. The proposed heating and cooling systems would not provide enough power to cool the café without major intervention in the historic fabric, hence a small wall mounted unit is being proposed. The museum relies on the café to generate an income and draw in footfall and it is therefore an essential part of operations. So, whilst this particular aspect of the proposal would cause minimal harm (harm nonetheless), one might argue that the public benefits would outweigh such harm.

I am therefore supportive of the proposals.

Final comment (following the submission of additional information on the mechanical plant) -
No further comments.

Assessment

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.

Policy SS12 of the South Shields Town Centre & Waterfront Area Action Plan seeks to protect and enhance the natural environmental assets of the South Shields town centre.

The proposed works have been assessed by the Historic Environment Officer who considers that they would be acceptable in principle. The Historic Environment Officer stated that the works are necessary to safeguard the museum collections from the effects of higher summer temperatures by providing air energy efficient air conditioning. The existing heating system is thirty years old and no longer fit for

purpose, therefore the proposals would also allow the property to be heated more cleanly and efficiently in the colder months.

Externally the flue replacement would improve the overall appearance of the Listed Building. The proposed air source heat pumps in the rear yard, solar panels and air condition condenser compound located on the flat roof of a later extension would be connected to existing services/ductwork and would not be visible from the public domain. Internally the lighting would be replaced on a like for like basis and although the proposed wall-mounted air conditioning in the café is not ideal, the museum relies on the café to generate an income and draw in footfall and it is therefore an essential part of operations. So, in this case it could be argued that the public benefits would outweigh such harm. It is therefore not considered that the proposed works would significantly impact upon the significance of the designated heritage asset.

In conclusion, the proposed development is considered to be appropriate and to preserve and protect the character of the listed building and the architectural features. The development is considered to be acceptable and in accordance with all relevant local and national planning policies.

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 works hereby permitted shall be undertaken in accordance with the approved document(s) as detailed below

- Heritage Statement received 26/05/2023
- Drg. No. L(69)1 received 26/05/2023
- Drg. No. L(69)2 received 26/05/2023
- Drg. No. L(69)3 received 26/05/2023
- Drg. No. L(69)4 received 26/05/2023
- Drg. No. (5) P 03 received 26/05/2023
- Drg. No. (5) P 04 received 26/05/2023
- Drg. No. (5) P 05 Rev B received 24/08/2023
- Drg. No. (5) P 06 received 21/08/2023
- Product Information - Air Conditioning received 26/05/2023
- Product Information - Heat Pump System received 26/05/2023
- Product Information – Roof Plant ref PUZ-ZM200/250YKA R32 - received 24/08/2023

Unless otherwise agreed in writing by the Local Planning Authority pursuant to this condition.

To ensure a satisfactory standard of development and to preserve the historic, architectural character and heritage, and visual appearance, of this Grade II listed building, in accordance with adopted South Tyneside LDF Development Management Policies DM1 and DM6.

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: Emma Thomas
Signed: Emma Thomas
Date: 25/08/2023

Authorised Signatory: G.Horsman
Date: 25/08/2023

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