DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0434/23/LAA
Proposal: Replacing existing stainless steel flue and replacing with black flue, provision of Solar PV Panels to extension flat roof, replacement mechanical plant to flat roof plant unit and provision of condensing units to rear yard.
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."*

Planning permission is sought to replace the existing stainless stee flue with a black flue, the provision of Solar PV Panels to the extension flat roof, replacement of the mechanical plant to the flat roof and the provision of condensing units to the rear yard at South Shields Museum and Art Gallery, 4 - 6 Ocean Road, South Shields.

A Listed building application has also been submitted referenced ST/0433/23/LBC.

Publicity / Consultations (Expiry date - 14/07/2023)

Neighbour notification expiry date – 14/07/2023
Consultation expiry date - 14/07/2023

1) Neighbour responses

Objection received from The Criterion – Concerns over the location of any scaffolding that may block routes in and out the rear of the building as damages caused by the last set of works carried out by the museum have still not been repaired.

When they had work done on their side window we had scaffolding on our fire exit stairs for a number of weeks that restricted our deliveries. They also damaged a security door and pulled our

netting down, used to prevent birds from entering. None of these things have been repaired and would like this repair work factored in by the Museum and Art Gallery.

- *Officer Comment* - Anything in relation to the construction phase is not a planning matter. Construction working hours can be from between 8am and 6pm Monday to Friday and between 8am and 1pm Saturday.

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

Having regard to the requirements of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the relevant Development Plan policies and all other material planning considerations, including representations received, it is considered that the main issues for consideration are the Impact on the character and setting of heritage assets/visual amenity; and the Impact upon Residential Amenity.

Impact on the character and setting of heritage assets/visual amenity

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.

Local Development Framework Policy DM6 supports development proposals that preserve or enhance the historic and architectural character of listed buildings. Policy DM1(A) seeks to ensure that proposals are designed to convey sensitive consideration of their surroundings.

The proposed replacement of the existing stainless steel flue with a black flue, the provision of Solar PV Panels to the extension flat roof, replacement of the mechanical plant to the flat roof and the provision of condensing units to the rear yard would not be visible from the public domain. Therefore they would not impact on the ability to appreciate the historic character of the property from public viewpoints and would preserve the character and appearance of the Listed Building. The Historic Environment Officer also confirmed that they support proposed works to the Listed Building.

Due to the town centre location, there are no residential properties within close proximity of the building. The development is considered to be in accordance with Policy DM1 (B).

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) and DM6, 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 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

- Drg. No. (5) P 05 Rev B received 24/08/2023
- Drg. No. (5) P 06 received 21/08/2023
- Drg. No. (5) P 03 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)1 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.

3 The flue to the rear of the building shown on the Rear Courtyard Heating Plan and Elevation Proposed on drawing no. (5) P 03 (received on 26/05/2023) shall be coated black within one month of its installation. The flue shall be retained in black thereafter.

In the interests of visual amenity, in accordance with South Tyneside LDF Development Management Policy DM1, DM6 and South Shields Town Centre and Waterfront Area Action Plan Policy SS12.

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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