DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0622/23/LBC
Proposal: Application for Listed Building Consent for fitting new gas boilers into the cellar of Jarrow Hall which requires new flues to be fixed to the external wall to replace the existing flues in the same location. Replace timber boxing covering the void end duct into the cellar
Location: Jarrow Old Hall
Church Bank
Jarrow
NE32 3DY

Site Visit Made: 13/09/2023

Relevant policies/SPDs

1 DM1 - Management of Development

2 DM6 - Heritage Assets and Archaeology

Description of the site and of the proposals

The application site is a heritage attraction which includes the Grade II listed Jarrow Hall house (an exhibition space and visitor café), an Anglo Saxon Farm and Village, and Bede Museum (which tells the storey of Bede and his time – from the beginnings of the Anglo-Saxon period to his death).

Listed building consent is sought for the replacement of the gas boiler flue and replacement timber box covering to the cellar at the Old Hall Museum building. The replacement flues would be powder coated black.

The listing description states;

> 1/83 Jarrow old Hall (Bede Monastery Museum) (formerly listed as Jarrow Old Hall 18.1.49 under High Street)
>
> GV II
>
> House, now a Museum. 1785 for Simon Temple coal owner. Brick with stone dressings; roof of Welsh slate. Simple block with set back wing at north. 2 storeys; 3 bays by 5 to the main house and one to the set-back. West elevation : central 6-panelled door under decorated round fanlight in panelled recess and dentilled open pedimented Tuscan doorcase; cill bands to sash windows with glazing bars and flat stone lintels; eaves cornice. South elevation : 5 windows; central 3 in semicircular bay having pointed parapet with rendered coping; cill bands, stone lintels, those over the central 3 windows of later date, as are the fixed light windows; other windows sashes with glazing bars. Hipped roof, 2 transverse corniced ridge chimneys of brick; half-hipped roof to wing. Interior : cornices to lower and upper halls; 6-panelled doors in panelled reveals having reeded architraves; fluted pilasters carrying hall arches; open well staircase with decorated tread ends, 2 plain square balusters to each tread, inlaid handrail with spiral curtail; Venetian landing window with Gothick tracery and low relief heads either side of round-headed window.
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> Listing NGR: NZ3378365406

Publicity/Consultations (Neighbour letters expired 03/10/2023, Site notice expired 04/10/2023, Press notice expired 11/10/2023)

Neighbour responses
No public representations have been received.

Consultee responses
STC Historic Environment Officer**:** I have had pre-app discussions with the applicant and they have taken onboard all of my suggestions. For example, they looked into the possibility of relocating the flues but because of the location of the boiler and associated servicing, this is not a feasible option. The applicant is also seeking a black finish for the replacement flues. This will be less incongruous than the existing grey flues and more in keeping with the rainwater goods. The existing timber box covering will be replaced in a similar form and will be affixed to the building through the mortar joints so as to avoid damaging the masonry.

I am therefore supportive of the proposals.

Assessment

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.

Sections 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require that in considering whether to grant listed building consent for any works the local planning 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.

The National Planning Policy Framework requires great weight to be given to the conservation of designated heritage assets, which include conservation areas and listed buildings. It draws a distinction between substantial harm and less than substantial harm to such an asset.

Policy DM6 concerns 'Heritage Assets and Archaeology' supports development proposals that protect, preserve and where possible enhance the historic, cultural and architectural character and heritage, visual appearance and contextual importance of our heritage assets and their settings.

It is considered that the works for which consent is sought in this application, are acceptable, as the installation of the proposed replacement flues and timber box work would meet the test of preserving or enhancing the historic fabric of this Grade II listed building. The Historic Building Officer raises no objection to the proposed replacements on this basis.

It is considered that the works are acceptable and in accordance with policies DM1(A) and DM6 of the South Tyneside LDF.

As the proposals would comprise solely of replacements of an existing flue, there is no potential for the application to materially affect the residential amenities of neighbours. The proposals would accord with Policy DM1(B) of the South Tyneside LDF.

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 not be carried out other than in complete accordance with the details contained within the following approved plans/documents:

Proposed Flues and Heritage Statement received 17/08/2023

To ensure the development is carried out in accordance with the approved plans/documents in the interests of proper planning.

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: Adam Williamson
Date: 12/10/2023

Authorised Signatory:
Date:

«END»