South Tyneside Council

Reference:	ST/0551/24/LBC
Location:	84 Greens Place South Shields NE33 2AQ
Ward:	Beacon and Bents
Description:	Listed Building Consent for the re-pointing with colour matched naturallime mortar to the front, side and rear. Re-surfacing where necessary the string course and window heads and cills wth a breathable colour-matcheed lime mortart surface repair.
Recommendation:	Grant Permission with Conditions
Case Officer:	Samantha Gallagher
Case Officer Contact No.:	0191 4247447 or 07741109243

Description of the Site and 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 for the following works:

- Remove cement based mortar and re-pointing with lime mortar to front, side and rear
- Removal of non-breathable paint from string courses, heads and cills and re-surfaced with colour matched lime mortar.

Relevant Planning History

The planning history of the site is as follows:

ST/1032/12/LBC – Listed Building Consent for alterations to existing dwelling - GRANTED 28/09/2012

ST/0186/23/LBC – 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- GRANTED 05/05/2023

Summary of Consultation Responses

The following responses were received in response to the statutory consultation period which ended on 23/10/2024.

Historic Environment Officer

I have worked closely with the building owner and specialist contractor during pre-app discussions to agree a detailed specification and methodology for the proposed repairs to this Grade II Listed Building.

The use of cement pointing on old buildings is a common mistake. Not only is it disfiguring, but it leads, more seriously, to faster deterioration of bricks and stones as they become the most permeable part of the wall and suffer the greatest frost and salt action. Whilst removal should only be attempted if a trial indicates this can be achieved without further damage, the report submitted by the specialist contractor demonstrates that the existing mortar is causing deterioration to the brickwork. Over time, this can also lead to internal problems such as timber decay. The proposed lime mortar mix will encourage moisture to evaporate through the joints, rather than through the masonry. The removal of the impervious paint to the stonework will provoke a similar response.

As such, I am supportive of the proposal.

Tyne and Wear County Archaeology

I have checked the application site against the Historic Environment Record and historic maps. 84 Green's Place is an early 19th century brick terraced house which is entered on the Historic Environment Record with its neighbours 83 and 85 (HER 4520). The buildings were used as the Pilot Office from 1886 to 1980 and are listed Grade II (List Entry Number: 1231587). I do not consider that historic building recording is required prior to the proposed repairs.

The buildings are located on the boundary of the South Shields Vicus (HER 891), and there is some potential for Roman period settlement remains in this area. However, as the proposals do not involve any groundworks, I consider that there will be no impact on any archaeological remains.

The buildings are also located within the Frontiers of the Roman Empire (Hadrian's Wall) World Heritage Site Buffer Zone (https://historicengland.org.uk/listing/the-list/list-entry/1000098). As the proposed repairs are to an existing building, I do not consider that they will have an impact on the significance or setting of the World Heritage Site.

Summary of Representations

No responses received.

Relevant planning policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that an application for planning permission must be determined in accordance with the adopted development plan, unless material considerations indicate otherwise.

The statutory development plan comprises the Council's adopted Local Development Framework (LDF) development plan documents. Those LDF documents of relevance to this application comprise of the Core Strategy 2007, a Development Management Policies Development Plan Document (DPD) 2011 and the South Shields Town Centre & Waterfront Area Action Plan (AAP) 2008.

The following policies of the South Tyneside Local Development Framework Core Strategy are relevant to this planning application:

- DM1 - Management of Development
- DM6 - Heritage Assets and Archaeology
- SSTCW AAP Policy SS12 - Protecting the Built Environment Assets of South Shields

Although the Publication draft South Tyneside Local Plan is now at a more advanced stage of preparation having been subject to two statutory consultation periods, Borough Council decided on 5 September 2024 not to endorse submission of the Local Plan to the Secretary of State for Examination. As such only negligible weight can be afforded to relevant policies at this time and less weight than would have been afforded in the period between completion of the Regulation 19 consultation in March 2024 and prior to Borough Council's decision. For this reason, the report does not seek to identify specific policies from this Plan.

National planning policy is also a material consideration in determining this planning application. Relevant national policy comprises the National Planning Policy Framework (NPPF), National Planning Practice Guidance (NPPG), the National Design Guide and the National Model Design Code.

Assessment

The main issue relevant to the assessment of this application is whether the proposed works to the building would preserve or enhance the historic, architectural character and heritage, and visual appearance of this Grade II Listed Building, the Arbeia Roman Fort and the Frontiers of the Roman Empire World Heritage site.

Sections 16 and 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.

The National Planning Policy Framework requires great weight to be given to the conservation of designated heritage assets, which include conservation area and listed buildings. It draws a distinction between substantial ham 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 tier settings.

The proposed works have been assessed by the Historic Environment Officer who considers

that the removal of cementitious mortar and its replacement with lime mortar would encourage moisture evaporation through the mortar joints rather than through masonry (which can cause damage to buildings over time). They have confirmed that the removal of the impervious paint to the stonework would provoke a similar response. They have therefore confirmed that the works would be acceptable. The proposed development is therefore considered to be appropriate and to preserve and protect the character of the listed building and the architectural features.

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. The application site is located within the setting of the Arbeia Roman Fort, as set out on the South Shields Town Centre & Waterfront Area Action Plan Proposals Map Inset and is also located within the Frontiers of the Roman Empire World Heritage Site Buffer Zone. The Tyne and Wear County Archaeologist was consulted on the application and considered that, as the works are for repair and do not involve any ground works, that there will be no impact on any archaeological remains or have an impact on the significance or setting of 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. The development is considered to be acceptable and in accordance with all relevant local and national planning policies. Approval is therefore recommended.

In deciding whether to grant planning permission the Council must have due regard to the 3 equality aims contained in Section 149 of the Equality Act 2010 (the public sector equality duty). A preliminary assessment of the potential equality impacts of any grant of planning permission in this case has been undertaken. There are no apparent equality impacts of the proposed development which give rise to the need to undertake a more detailed equality impact assessment.

The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

Conclusion

Having regard for the above it is considered that the proposal would result in no significant harm to the significance of this listed building or Arbeia Roman Fort or the World Heritage Site.

As a result, it is considered that the proposed development complies with all relevant local and national planning policy and guidance. Consequently, this application is recommended for approval.

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 approved shall be carried out in accordance with the methods set out within the Detailed Specification (received 11/09/2024) and the Heritage Significance Statement (received 11/09/2024).

To ensure a satisfactory standard of development and in the interests of visual amenity in accordance with South Tyneside LDF Development Management Policies DM1 and DM6.

3 The lime mortar mix shall be Otterbein 3.5 Natural Hydraulic Lime, as set out in the Detailed Specification (received 11/09/2024) and the Heritage Significance Statement (received 11/09/2024).

To ensure a satisfactory standard of development and in the interests of visual amenity in accordance with South Tyneside LDF Development Management Policies DM1 and DM6.

List of plans etc. for standard note on decision

Plan Reference
Detailed Specification (received 11/09/2024)
Heritage Significance Statement (received 11/09/2024)

Case officer: Samantha Gallagher

Signed: S Gallagher

Date: 29/10/2024

Authorised Signatory: *G. Simmonette*

Date: 29/10/2024