



South Tyneside Council

Reference:	250442
Location:	Glebe Farm Newcastle Road West Boldon NE36 0BJ
Ward:	Boldon Colliery
Description:	Replace single storey front extension. Single storey side extension. Loft conversion with rear dormer and roof lights. Remove and rebuild chimneys. Alterations to door and window openings. Replace existing windows.
Recommendation:	Grant Permission Householder with Conditions
Case Officer:	Samantha Gallagher
Case Officer Contact No.:	0191 4247447 or 07741109243

Description of the Site

This planning application relates to Glebe Farm farmhouse. The property is the original farmhouse associated with Glebe Farm (which is now a residential conversion). The property is a large, detached dwelling set within its own garden to the south/east and agricultural fields to the west. To the north is the conversion of Glebe Farm Court made up of the former barns. The property has a detached garage to the east of house and access is taken from the Glebe Farm Court development. The property has been vacant for a significant period of time.

The West Boldon Conservation Area Character Appraisal identifies the site stating:

Glebe Farm is not one of the borough's historic agricultural groups, dating from the early 20th century, but it does contribute to the area's character through its rural nature and activity. The double-fronted red brick farmhouse, hidden by shrubbery, appears only slightly altered and the green setting to the village from the west is, in general, enhanced by Glebe Farm.

The farm has been residentially redeveloped, with the corrugated sheds being demolished, the brick barns converted, and new build elements designed to reflect, and give the appearance of a group of farm buildings. The use of high quality materials and simple architectural detailing has produced a scheme which enhances the character and appearance of the conservation area.

Description of the Proposal

The application seeks planning permission for the replacement of the single storey front extension, a single storey side extension, a loft conversion with rear dormer and roof lights, to remove and rebuild the chimneys of the property, alterations to the door and window openings and to replace the existing windows. The application originally proposed to remove the chimneys from the property (due to internal alterations removing the chimney breasts). Following consideration of the application and concerns relating to a set of French doors and the removal of the chimneys being raised by the case officer, the application has been amended via plans received on the 16/09/2025 which removed the set of French doors in the west elevation and retained the chimneys of the property. The description of the application was amended and neighbours re-notified for 21 days in line with the Councils SCI.

Relevant Planning History

The planning history of the site is as follows:

None relevant to this application

Summary of Consultation Responses

The following responses were received in response to the statutory consultation period which ended on 05/11/2025.

Historic Environment Officer:

Following our recent site meeting at the above property, it was good to hear that the new owners are bringing the property back into use after it has lain vacant for the past three years.

Extract from West Boldon Conservation Area Character Appraisal:

Glebe Farm is not one of the borough's historic agricultural groups, dating from the early 20th century, but it does contribute to the area's character through its rural nature and activity. The double-fronted red brick farm house, hidden by shrubbery, appears only slightly altered and the green setting to the village from the west is, in general, enhanced by Glebe Farm.

The farm has been residentially redeveloped, with the corrugated sheds being demolished, the brick barns converted, and new build elements designed to reflect, and give the appearance of a group of farm buildings. The use of high quality materials and simple architectural detailing has produced a scheme which enhances the character and appearance of the conservation area.

Many elements of the proposals are positive, such as the intention to remove the unsightly single storey extension to the principal elevation and replace it with something more sympathetic to the original property.

In terms of the replacement windows, there are a number of what appear to be original sliding sash windows alongside a variety of other styles. Most are in very poor condition and whilst I would always wish to see timber windows reinstated, I am of the view that the proposed UPVC/composite sash windows would, on balance, improve the overall appearance of the property by maintaining a consistent style throughout the property.

I do have concerns regarding the proposal to remove the chimneys. Chimneys are an integral element to the design and appearance of historic buildings and often provide clues to the history and age of the property. As well as being functional, they were often designed

for visual effect and a key issue identified in the West Boldon Conservation Area Character Appraisal is the retention and restoration of historic buildings and detail, including chimneys.

Chimney stacks are important to both building groups and individual buildings because they are an integral part of the historic fabric. Chimney stacks contribute to the overall architectural form of buildings and provide evidence about their history and it is important they are retained in order to preserve the intrinsic character of historic buildings and areas. At the time when Glebe Farm was redeveloped for residential use, the barns were sympathetically converted and a new build standalone residential unit was built fronting on to the main road. This building was carefully designed to include chimney stacks in keeping with other similar residential properties in the conservation area.

Redundant chimney stacks should always be retained, even where fireplaces and flues are no longer in use. The proposed removal of internal chimney breasts to create additional internal space should allow for the retention of the external chimney stacks as it is usually possible to provide internal structural support so that the chimney stack can remain intact externally.

I am of the view that the loss of the chimney stacks would harm the character and appearance of the conservation area, failing to preserve or enhance the character and appearance of the conservation area by reducing the positive contribution that the building makes to the significance of the conservation area. I would therefore ask that the agent revisits this element of the proposals.

Following receipt of amended drawings, to remove a set of French doors in the west elevation and retain chimneys to the property, the Historic Environment officer was reconsulted and provided the following comments:

I am satisfied with the amended drawings.

Countryside Officer

The preliminary roost assessment has been carried out by a suitably qualified professional and is acceptable. A precautionary method statement has also been provided and is acceptable. It is recommended that a condition is attached to any consent granted ensuring the work takes place in accordance with method statement.

Summary of Representations

No representations 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 following policies of the South Tyneside Local Development Framework Core Strategy are relevant to this planning application:

- LDF Policy DM1 (A, B, G)
- DM6 - Heritage Assets and Archaeology
- LDF CS EA3 - Biodiversity and Geodiversity

The following policies and guidance are also relevant to this planning application:

- Supplementary Planning Document 9 (Householder Development)
- SPD11 – West boldon Conservation Area Management Plan - Adopted August 2007

On 4 March 2025, the Council was directed by the Secretary of State for the Ministry of Housing, Communities & Local Government to submit the South Tyneside Local Plan for examination by 12 March 2025 in accordance with Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The Plan has now been submitted and is at the examination stage. Paragraph 49 of the National Planning Policy Framework (2024) states that local planning authorities may give weight to relevant policies in emerging plans according to:

1. the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
2. the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and,
3. the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

Whilst the draft Local Plan is now at a more advanced stage of preparation, the weight that can be given to individual Policies in the Plan varies dependent upon the extent and nature of objections to those Policies. In this regard, it is considered that certain Policies can only be afforded very limited or limited weight whilst others can be afforded significant weight in assessing this planning application. Relevant Policies are as listed below (with text provided after each Policy regarding the weight that officers consider can be afforded to that Policy):

- Policy SP1: Presumption in favour of Sustainable Development (limited)
- Policy 1: Promoting Healthy Communities (limited)
- Policy 43: Development affecting Designated Heritage Assets (Very limited)
- Policy 47 Design Principles (very limited)

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 key issues in the assessment of this planning application are as follows:

- Desing and Visual Amenity (including impact on the West Boldon Conservation area);
- Impact on Residential Amenity
- Ecology
- Other matters

Design and visual amenity (including impact on the West Boldon Conservation Area)

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.

The proposed single-storey front extension would replace the existing flat roof extension which is considered an unsightly and inappropriate addition to the property. The proposed extension, constructed of matching materials and roof form, is considered to be an improvement to the visual amenity of the property. The rebuilding of the chimneys on a like for like basis (following structural supports being installed as part of the loft conversion/internal works) is considered acceptable and retains an important feature of the property. The proposed single-storey side extension would sit between the house and the detached garage. This would have a lean-to roof with a lower eaves and ridge line, and set back from the front elevation of the dwellings, ensuring a subservient appearance and is considered to be a sympathetic addition to the property. It is therefore considered that these elements of the works would conserve the character and appearance of the conservation area.

The proposed loft conversion would require the installation of a dormer to the rear (to allow access to the loft) along with new windows in either side elevation to serve the habitable rooms and roof lights in the front and rear elevation. The windows in gables have been designed to match the original windows within these elevations and the roof lights have been designed to be as small as possible and located more on the rear roof slope. The proposed dormer would have a pitched roof and be constructed with materials to match the main dwelling. Views of the rear of the property are limited to the private lane to the rear of the application site, with very limited views of this elevation achieved from the wider conservation area. As such, it is not considered that the changes to the rear (dormer and windows changes) would be harmful to the visual amenity of the property or to the character and appearance of this part of the conservation area.

In terms of the replacement of the existing windows, there are a number of windows that appear to be original sliding sashes, alongside a variety of other styles, most of which are in very poor condition. Whilst timber windows would be preferred, the proposed UPVC/composite sliding sashes would, on balance, improve the overall appearance of the property by maintaining a consistent style throughout the property. The alterations to the various windows openings have been done sympathetically.

The Council's Historic Environment Officer has commented on the amended scheme and has confirmed that they are satisfied with the proposals and is supportive of this property being brought back into use. Overall, the proposals would bring this vacant property back into use and would, on balance be an improvement to the overall visual appearance and character of the dwelling. This would therefore conserve the character and appearance of this part of the conservation area.

The proposal is considered to convey sensitive consideration to its surroundings having regard to its scale, proportion and use of materials, in accordance with South Tyneside LDF Policy DM1(A) and DM6.

Residential Amenity

The proposed front extension, side extension and changes to the windows in the western elevation would not impact on any of the neighbouring dwellings due to the layout of the Glebe Farm Court Development. The alterations to the eastern elevation would include an additional windows at ground floor – which would be obscured by the garage and boundary treatments of the property- and an additional window serving a bedroom within the loft conversion. Whilst this window would afford views to the east, it would not allow a direct window to window relationship to the neighbour at 1 Glebe Farm Court preventing privacy issues with this neighbour. The changes most likely to impact on neighbours would be the changes to the rear elevation as this elevation directly faces the neighbouring properties

within the Glebe Farm Court development. However, the dormer window and alterations to the windows in this elevation would either serve a non-habitable room, alter existing window openings or would remove habitable room windows within this elevation. It is therefore considered that these changes to the property would not result in loss of privacy to neighbouring properties within the Glebe Farm Court Development.

Given all of the above, it is considered that the proposals would not be harmful to the amenity of neighbouring residents and therefore is in compliance with LDF Policy DM1(B).

Protected Species and Biodiversity Net Gain

The council Countryside Officer (Ecology) has confirmed that the applicant's submitted bat survey is appropriate and that the subsequent method statement is acceptable recommending that a condition be attached to any consent granted requiring the method statement to be adhered to. It is therefore considered that the proposal would be acceptable in terms of protected species.

With regards to Biodiversity Net Gain, this application is for a householder development and in terms of biodiversity net gain, the development would fall under the de minimus exemption under regulation four of the biodiversity gain requirements (exemptions) Regulation 2024 as it would affect an area of less than 25m².

Therefore, on the basis of the above, the development would be in accordance with Policy EA3 of the LDF Core Strategy and the NPPF in respect of ecology.

Conclusion

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.

Having regard for the above it is considered that the proposal would result in no significant harm to the visual amenity of the property or the character and appearance of the conservation area, the residential amenity of any neighbouring properties or to protected species.

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 Householder 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 91 of the Town and Country Planning Act 1990 and to ensure that the development is carried out within a reasonable time.

- 2 The development shall be carried out in accordance with the approved plan(s) as detailed below

Existing and Proposed Ground Floor Plan and Site Plan Drg No 9 Rev A Received 16/09/2025

Proposed Elevations Rev A Received 16/09/2025

Proposed Ground Floor Plan Rev A Received 16/09/2025

Proposed Attic Plan Received 18/07/2025

Proposed First Floor Plan 18/07/2025

Any minor material changes to the approved plans will require a formal planning application under S73 of the Town and Country Planning Act 1990 to vary this condition and substitute alternative plans.

In order to provide a procedure to seek approval of proposed minor material change which is not substantially different from that which has been approved.

- 3 The external surfaces of the development hereby permitted shall be of similar appearance to those used in the construction of the exterior of the existing building on which the extension will form part.

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

- 4 The development hereby approved shall be undertaken in accordance with the measures set out on the Precautionary Method Statement dated 16th September 2025 (received 16/09/2025).

To ensure a satisfactory standard of development and in the interests of protected species in accordance with South Tyneside LDF policy EA3.

Informatives

- 1 The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

2 Approval of a Biodiversity Gain Plan NOT REQUIRED before development commences

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

However, based on the information available, this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements are considered to apply - please refer to Biodiversity net gain: exempt developments - GOV.UK (www.gov.uk).

Case officer: Samantha Gallagher

Signed: S Gallagher

Date: 11/11/2025

Authorised Signatory: Helen Lynch

Date: 11/11/2025