South Tyneside Council

Reference:	250673
Location:	1 King Street and 2 Fowler Street South Shields NE33 1DA
Ward:	Beacon and Bents
Description:	Listed Building Consent for the removal of internal partition walls, doors & goods lift. Erection of internal partition walls, doors and fixtures to facilitate creation of apartments. Coving & skirting to ground floor to be repaired / replaced as necessary
Recommendation:	Grant Permission with Conditions
Case Officer:	Sean Gallagher
Case Officer Contact No.:	07741 109463

Description of the Site

This application relates to a four storey building on the corner of Fowler Street and King Street within South Shields Town Centre. The property is part Grade II listed.

The property is currently vacant and the most recent use was as a bank on the ground floor whilst the upper floors were vacant. The bank vacated the site in March 2024. The upper floors partly span over ground floor retail units on Fowler Street which are not part of this property.

The property is finished in stone with timber sash windows and the retail unit is accessed from a ramped access on the junction of King Street/Fowler Street and the upper floors are accessed via an entrance door on the Fowler Street elevation.

The interior of the listed part of this property comprises of a basement, a double height ground floor, a second floor, third floor and fourth floor. Original features such as panelled doors, timber screens, fireplaces, architraves, and skirtings remain in the building, however many have fallen into disrepair. Additionally internally there are a number of modern partition walls. There is also a modern lift inside the building.

Description of the Proposal

This application seeks listed building consent to carry out works to 1 King Steet and 2 Fowler Street. These works consist of the removal of the existing internal lift, some existing partitions, and installing new partitions and fittings. Existing coving & skirting to the ground floor would be repaired / replaced as necessary.

Planning application ref: 250670 was approved on 29/09/2026 for the change of use from office and financial services (Class E) to 20 dwellings (Class C3) and 1no. retail unit (Class E) and insertion of roof windows.

Relevant Planning History

There is no relevant planning history

Summary of Consultation Responses

STC Historic Environment Officer

This Grade II Listed Building is currently vacant.

The development proposal has been accompanied by a robust heritage impact assessment that confirms that original features such as panelled doors, timber screens, fireplaces, architraves, and skirtings can be conserved and retained within the building. In addition, there are no alterations proposed to the original banking hall, which retains its original fluted columns and a decorative plaster ceiling.

Whilst some internal configuration is being proposed to upper floors, any potential harm to historic fabric is to be mitigated by conserving and retaining original features within the building.

There is a proposal to install rooflights to the non-listed section of the building facing Fowler Street. The HIA acknowledges these would have a negligible impact on heritage significance, and on balance I have no objections to this element of the application.

Existing SVPs are being utilised and there are no proposed alterations to the exterior of the Listed Building.

The property is currently vacant, and sensitive adaptive reuse will allow the building to serve a new function whilst retaining its heritage significance. As such, I am supportive of the application.

Summary of Representations

The application has been publicised by 38no. letters, a site notice and a press notice. No representations have been received in relation to this application.

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 South Tyneside Local Plan 2023-2040. Relevant policies are listed below:

- SP24 – Heritage Assets
- Policy 43 – Development Affecting Designated Heritage Assets
-

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 issue in the assessment of this application is the impact on the heritage asset.

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in considering whether to grant listed building consent 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.

Chapter 20 of the NPPF seeks to conserve and enhance the historic environment.

Policy HE4 of the NPPF sets out that heritage assets, as an irreplaceable resource, should be conserved in a manner appropriate to their significance. To achieve this, development proposals which would affect the significance of heritage assets, including any contribution made by their setting should:
a. Maintain or secure a use consistent with their conservation, taking into account the importance of maintaining the assets, the positive contribution they can make to sustainable communities including local economies, and the positive contribution they can make to local character and distinctiveness; and
b. Avoid (or if that is not possible, minimise) harm to the significance of heritage assets, and instead conserve this significance.

Any harm to, or loss of, the significance of a designated heritage asset (including from development within its setting) should have a clear and convincing justification in accordance with the policies in this chapter. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the asset should not be taken into account in any decision relating to the asset. Proposals for enabling development, which would otherwise conflict with other policies in this Framework and/or those in the development plan, but which would secure the future conservation of a heritage asset, should be considered on the basis of whether the conservation benefits outweigh the disbenefits of departing from the policies concerned.

Policy HE5 sets out that development proposals affecting heritage assets should be accompanied by an assessment of the significance of the assets affected (including any contribution made by their setting) and of the potential effect of the proposal on their significance. The level of detail should be proportionate to the assets' importance and no more than is necessary to understand the potential effect of the proposal on their significance. The relevant historic environment record should be referred to in making this assessment, and appropriate expertise employed where necessary. Assessments of the potential effects of development proposals on the significance of heritage assets (including through effects on their setting) should identify whether proposals would be likely to:
a. Have a positive effect, which is where the significance of a heritage asset would be enhanced, or better revealed; or
b. Have no effect on the significance of a heritage asset; or
c. Result in harm to the significance of a heritage asset, either from work affecting the asset itself or from development within its setting. The degree of harm should be identified: substantial harm would occur where the development proposal would seriously affect a key element of the asset's significance; or
d. Cause the total loss of the significance of a heritage asset.
In making this assessment it is the effect on a heritage asset's significance rather than the scale of the development which should be considered. Decision-makers should be satisfied

that assessments accurately reflect the effects on heritage assets caused by development proposals. Where a development proposal involves, or has the potential to involve, a heritage asset with archaeological interest, an appropriate desk-based assessment should be undertaken and, where necessary, a field evaluation. These should be used to help understand the asset's significance and the potential effect of the proposal on this, which should inform the design, mitigation and implementation of the development.

Policy HE6 of the NPPF sets out that when considering the potential effect of a development proposal on the significance of a designated heritage asset, substantial weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential effect amounts to a positive effect, harm, substantial harm, or total loss of its significance. Development proposals which would have a positive effect on a designated heritage asset should be supported. Any harm to a designated heritage asset will be a matter of considerable importance and weight, which should be dealt with in accordance with paragraphs 4 to 6 of this policy. Where a development proposal would harm the significance of a designated heritage asset the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal. Important public benefits can include securing the long-term reuse of a vacant or underused listed building, and enabling energy efficiency and low carbon heating measures to be employed. Where a development proposal would cause substantial harm to, or the total loss of, the significance of a designated heritage asset, consent should be refused unless it can be demonstrated that the harm is necessary to achieve substantial public benefits that outweigh the harm or loss, or if all of the following apply:
a. The nature of the heritage asset would otherwise prevent all reasonable uses of the site;
b. No suitable use for the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;
c. Conservation by grant-funding or some form of not for profit, charitable or public ownership is not possible; and
d. The harm or loss is outweighed by the benefit of bringing the asset back into use.

Within this context, development which would cause substantial harm to, or the total loss of, the significance of grade II listed buildings, or grade II registered parks or gardens, should be exceptional; while development which would cause substantial harm to, or the total loss of, assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Local Plan Policy SP24 sets out that:
1. Development proposals that protect and where possible enhance the rich and diverse historic environment of the Borough will be supported
2. Development shall, where possible, make a positive contribution to strengthening links between culture and the historic environment through a better understanding of heritage significance.
3. Every effort will be made to put heritage assets to viable uses consistent with their heritage significance.

Local Plan Policy 43 seeks to ensure that proposals have an acceptable impact on designated heritage assets.

1 King Street and 2 Fowler Street is a Grade II listed building. The listing description is as follows:

> *1. 5102 KING STREET (south side) No 1 (Barclays Bank) NZ 3667 SW 4/34 II GV 2. Includes No 2 Fowler Street. 1909 J H Morton Architect. Ashlar. Three storeys and 7 bays. Quadrant plan linking King Street to Fowler Street. Ground floor heavily rusticated*

above a high plain plinth. Windows, central entrance and door from Fowler Street have semi-circular hooded openings with scrolled keystones. First floor openings have architraves and alternating triangular and segmental pediments. Continuous cill band and cast iron balconies. Second floor windows have moulded architraves. All crowned by an entablature with modillion cornice and a balustraded parapet. Each end bay broken forward to form a pavilion. Ionic pilasters rising above ground floor support open pediments. The tympanum of each pediment contains a cartouche. A good example of early C20 "Bankers Classical" in South Shields standing in a prominent position.

In terms of works to the listed building, these would consist of the removal of the existing internal lift, some existing partitions, and installing new partitions and fittings. It is noted that the interior of the building has been modernised over the years as part of its use as a bank. As such, many of the historic features have been lost and/or damaged. As such, coving & skirting to the ground floor would be repaired or replaced as necessary.

The Council's Historic Environment Officer raises no objections to the scheme and considers the above-mentioned physical works to be acceptable.

The proposed change of use subject to application ref: 250670, and the associated physical works proposed by this application, are considered desirable in heritage terms in that they would secure viable re-use of this currently vacant listed building. It is considered that there would be no discernible harm to the significance of the listed building as a result of the proposed works.

It should be noted that as part of the scheme as approved by application 250670, a condition was included requiring a scheme of acoustic mitigation measures comprising of acoustic glazing and ventilation to protect the amenity of future residents, and details of this are required to be submitted to the local planning authority and the condition discharged prior to first occupation. A further listed building consent application for the scheme of secondary glazing would be required to be submitted concurrently with that application.

Having regard to the above, it is therefore considered that the proposed works would preserve these buildings and their features of architectural and historic interest and would accord with the above-referenced Local Plan Policies and the NPPF.

Other Matters

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 to the above assessment, the proposal is considered acceptable subject to the conditions as set out below.

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

Proposed Basement GA Plan Drg No 00_0001 Rev P1 received 15/04/2026
Proposed Ground Floor GA Plan Drg No 00_003 Rev P2 received 15/04/2026
Proposed First Floor GA Plan Drg No 00_006 Rev P1 received 28/10/2025
Proposed Second Floor GA Plan Drg No 00_009 Rev P1 received 28/10/2025
Proposed Third Floor GA Plan Drg No 00_012 Rev P1 received 28/10/2025
Proposed Fourth Floor GA Plan Drg No 00_015 Rev P2 received 15/04/2026
Proposed Roof GA Plan Drg No 00_018 Rev P2 received 10/06/2025
Proposed GA Elevations Drg No 00_020 Rev P2 received 10/06/2025

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.

Case officer: Sean Gallagher

Signed: SG

Date: 02/10/2026

Authorised Signatory: G.Horsman

Date: 02/10/2026