



South Tyneside Council

Reference:	260011
Location:	11 Beach Road South Shields NE33 2QA
Ward:	Beacon and Bents
Description:	Listed Building Consent for the proposed replacement of existing rooflight in stair well on northwest roof facade with Conservation AOV Roof light.
Recommendation:	Grant Permission with Conditions
Case Officer:	Nick Graham
Case Officer Contact No.:	0191 4247427 or 07741108995

Description of the Site

This application relates to 11 Beach Road, South Shields. The property is a Grade II listed terraced building, three storeys in height with a basement. The site is located within a terrace of similar size properties, some of which are also Grade II listed, and comprise of a mixture of residential and commercial units, and some of which are subdivided internally. The site is located within the South Shields town centre boundary.

To the north-east and south-west, the site is bounded by other properties at Beach Road. To the south-east is an area of grassed open space with the highway and South Shields Town Hall (Grade II listed) beyond. To the north-west is the rear lane of properties at Beach Road and various outbuildings to the rear of a lane to the back of Fowler Street.

Description of the Proposal

This application seeks planning permission for a replacement rooflight in the stairwell to the northwest roof façade with a Conservation AOV rooflight. This is to partly facilitate requirements associated with a recent planning approval and listed building consent approval for a change of use of the building from offices to seven apartments (refs. ST/0479/24/FUL and ST/0461/24/LBC). A tandem application for planning permission has also been submitted and is pending consideration (ref. 260006).

Relevant Planning History

The planning history of the site is as follows:

ST/0479/24/FUL - Change of use from offices (Use Class E(g)) to seven apartments (Use Class C3), with front and rear rooflights and replacement two storey rear extension. - Approved 21/07/2025

ST/0461/24/LBC - Internal refurbishments, front and rear rooflights and replacement two storey rear extension. - Approved 17/09/2025

Summary of Consultation Responses

The following responses were received in response to the statutory consultation period which ended on 11/02/2026.

Historic Environment Officer

No objections.

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 [CS], a Development Management Policies [DMP] Development Plan Document (DPD) 2011, and the South Shields Town Centre & Waterfront Area Action Plan [AAP] 2008.

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

- DM1 - Management of Development [DMP]
- DM6 – Heritage Assets and Archaeology [DMP]
- SC1 – Creating Sustainable Urban Areas [CS]
- ST1 – Spatial Strategy for South Tyneside [CS]
- SS1 - Strategic Vision for South Shields Town Centre and Waterfront [AAP]
- SS11 – Living in South Shields [AAP]
- SS12 – Protecting the Built Environment Assets of South Shields [AAP]

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 Local Plan has been subject to examination in public hearings in July 2025 and January 2026 and is now progressing towards Main Modifications consultation subject to receipt of the Inspector's post-hearing letter. 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:

- the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);

- 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,
- 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 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 SP9 – Strategic Vision for South Shields Town Centre Regeneration (limited)
- Policy SP24 – Heritage Assets (limited)
- Policy 43 – Development Affecting Designated Heritage Assets (very limited)
- Policy 46 – Heritage at Risk (significant)
- 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

Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in considering whether to grant listed building consent for any works 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.

Policy DM6 states that development should protect, preserve and enhance the Borough's heritage assets and their settings and Policy SS12 states the built environment assets of South Shields town centre will be protected, together with their settings. Policy DM1(A) states that development should be designed to convey sensitive consideration of its surroundings, and where possible enhance its local setting and reinforce local identity. Regard should be had to scale and proportions, alignment, form, use of materials and architectural details. This includes listed buildings, and the listing for this building sets out that it is early 19th Century, with red brick and a slate roof, including a wood bay to the ground floor and basement, with an entrance framed by a Tuscan doorcase, amongst other features. The listing however applies to the entirety of the building, internal and external, and not just the features as noted within the listing itself.

The main issue relevant to the assessment of this application is whether the impact of the larger replacement rooflight is acceptable with regards to the special historic and architectural interest, and visual appearance of this Grade II listed building. No objections have been raised by the Historic Environment Officer in relation to the proposal, which is considered to be in accordance with Policies DM1 (A), DM6 and SS12 of the South Tyneside Local Development Framework.

It is acknowledged some harm would arise as a result of the insertion of a larger rooflight, however overall this is considered to amount to less than substantial harm to its significance

in line with Paragraph 215 of the NPPF and the benefits are considered to have wider public benefits including bringing a currently vacant and deteriorating building back into use, including facilitating the previous planning permission and listed building consent granted at the site.

Subject to a condition ensuring the works are carried out in accordance with the submitted details, the proposal is considered to be in accordance with Policies DM1 (A) DM6 and SS12 of the South Tyneside Local Development Framework and to accord with the NPPF (Part 16) in relation to designated heritage assets.

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 for the above it is considered that the proposal is acceptable and would comply 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 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

Proposed Northwest Elevations Drg. No. 252-1 Rev. A received 06/01/2026
Proposed Northwest Elevations Drg. No. 452-1 Rev. A received 06/01/2026
Proposed Roof Light and Infill Details Drg. No. 310-3 Rev. A received 06/01/2026
Proposed Second Floor and Roof Plans Drg. No. 251-1 Rev. A received 06/01/2026
Proposed Second Floor and Roof Plans Drg. No. 451-1 Rev. A received 06/01/2026

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 in accordance with those listed in the 'Materials' section of the submitted Listed Building Consent Application Form received 06/01/2026.

To ensure a satisfactory standard of development and in the interests of visual amenity and conserving the heritage assets in accordance Part 16 of the NPPF and LDF Policies DM1, DM6 and SS12.

Case officer: Nick Graham

Signed: N. Graham

Date: 24/02/2026

Authorised Signatory: *G. Simonette*

Date: 24/02/2026