



**Design, Access & Heritage Statement
Change of Use and Internal and External
Alterations**

**Vicarage of St Nicholas
Hedworth Lane, Boldon Colliery
NE35 9JA**



February 2026

Ar Cúram

Richard House, Sorbonne Close, Thornaby, Stockton-on-Tees, TS17 6DA

The Beeches - The Braes - The Cedars - The Elms - The Oaks - The Maples - The Willows

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Introduction

This application is for change of use and internal and external alterations to the Vicarage of St Nicholas, Boldon Colliery.

We are applying for a change of use from C3 (Private Dwelling Home) to C2 (Residential Institution).

We propose to develop the 4 bedroom dwelling house at St Michaels Vicarage to a Residential Children's Home for a maximum of five children and young people.

The house will have adequate parking spaces for up to eight car spaces with more if necessary, three bike spaces and it will also benefit from an unobstructed driveway for emergency service vehicles if required.

On the ground floor the garage and office will be combined and made into a Studio Flat which will be used as supported accommodation for a young adult. The existing garage door will be removed and two windows will be fitted in it's place with the remainder of the opening infilled with stone to match the existing.

On the first floor an En Suite will be formed for Bedroom 1. The 2 Stores will be changed into En Suites and a section of wall will be removed to make Bedroom 4 larger with a new stud wall erected to form it's En Suite. Externally the building will be repaired as required. Windows repainted, walls repointed and roof made good where required.

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Listed Building Status

The property is Grade 2 Listed and was listed on 26 February 1985, listing number 1299605, the listing details are:

NZ 36SW BOLDON HEDWORTH LANE Boldon Colliery

2/51 Vicarage of Saint Nicholas

Vicarage. Circa 1882. Snecked ashlar with quoins and plinth; roof of Welsh slate. Twin range with 2 wings making 5 gables; kitchen wing has one storey. 2 storeys in each gabled bay. 6-panelled door, in elliptical-headed fanlight and glass and wood surround, faces south in the angle with the wing; 8-pane sash to left of the door, blank wall above, sash with glazing bars above door; return with gable having 2 sashes of 8-panes at ground and first floor. Roof has barge boards, slight sweep at eaves, one central and one rear gable stone chimneys. Kitchen wing roof hipped.

Listing NGR: NZ3403762183

The site is adjacent to another listed building, Church of St Nicholas, a grade II listed building.

Property History

The Vicarage was built Circa 1882 and provides residence and an office area for the diocese. We understand that the Diocese of Durham has owned the property since 1900. The house is a typical traditional Victorian Vicarage with a large offshoot to the rear, erected around 1882. The house is approximately rectangular on plan with the only slightly longer dimension east to west. The Main house is two room wide and 3 rooms long to the main block with an additional one room size 2 storey wing to the south. To the West there is what was the single storey garage wing with hipped roof. This was converted and added to provide for the Archdeacon of Sunderlands' study suite.

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The property has had various alterations since its construction and in terms of the windows and doors, prior to it's listing the front door was replaced with a fixed full height window with fanlight and two of the windows on the south (front) were made larger by altering the existing windows with the addition of a new fixed bottom sash, this was done in 1961.

Planning Application History:

ST/0785/80//DM - Erection of garage - Approved with conditions

ST/0083/99//LB - Proposed widening of access - Withdrawn

ST/0761/02//DM & ST/0762/02//LB Proposed demolition of existing stores in rear yard and erection of extension to provide garage, office/waiting area and disabled wc, alterations to kitchen wing and alterations to existing access - Approved with conditions

ST/0261/03//DM - Proposed erection of 1m high internal open boarded fence - Approved with conditions

ST/1136/04//LB - Listed building consent for the external painting and joinery works - Approved with conditions

ST/0789/17//LBC - Listed Building Consent sought for miscellaneous maintenance including repointing along entire length of boundary wall, joinery repairs, replacement of two glass panels and external painting - Approved with conditions

ST/0331/20//LBC - Listed Building Consent sought for the works to underpin a section of the property, rebuilding a section of subsidence damaged stonework, crack repairs and associated works - Approved with conditions

ST/0114/24//LBC - Solar panels on south elevation roof - Refused but approved at appeal.

Proposed Works

On the ground floor the garage and office will be combined and made into a Studio Flat. The existing garage door will be removed and two windows will be fitted in it's place with the remainder of the opening infilled with stone to match the existing.

On the first floor an En Suite will be formed for Bedroom 1. The 2 Stores will be changed into En Suites and a section of wall will be removed to make Bedroom 4 larger with a new stud wall erected to form it's En Suite.

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Externally the building will be repaired as required. Windows repainted, walls repointed and roof made good where required.

Planning Policy Context

NPPF - Section 16 – Conserving and enhancing the historic environment
189. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

192. In determining applications, local planning authorities should take account of:

- (a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;**
- (b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and**
- (c) the desirability of new development making a positive contribution to local character and distinctiveness.**

193. When considering the impact of a proposed development on the significance of a designated heritage asset, great 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 harm amounts to substantial harm, total loss or less than substantial harm to its significance. **200. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements**



of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Ryedale Local Plan - Heritage SP12

Policy DM1 Management of Development

In determining all applications under the planning Acts we will ensure that, where relevant:

A the development, including new buildings, extensions and alterations to existing buildings, is designed to convey sensitive consideration of its surroundings, and where possible enhance its local setting and reinforce local identity, having particular regard to scale and proportions, alignment, form, use of materials and architectural detailing;

B the development is acceptable in relation to any impact on residential amenity;

C the development protects existing soft landscaping, including trees and hedges, where possible or provides replacement planting where necessary;

Policy DM4 Intensive Housing Uses

We will manage the provision of guest and boarding houses, hostels and larger houses in multiple occupation by ensuring that proposals:

A do not adversely impact on residential amenity and the character and nature of the locality, particularly in areas of predominantly single household family housing;

B do not adversely impact upon existing traffic and parking conditions in the area; and

C provide sufficient space for the storage of refuse containers within the property boundaries.

The property must be suitable and of an appropriate size for the proposed use, and the cumulative impact of proposals for larger houses in multiple occupation, on the character and nature of the locality, will be assessed as a material consideration. Proposals for the conversion of buildings to provide larger houses in multiple occupation or other intensive housing uses will usually be discouraged in areas of predominantly single household family housing.

Policy DM6 Heritage Assets and Archaeology

We will support development proposals that protect, preserve and where possible enhance the historic, cultural and architectural character and

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heritage, visual appearance and contextual importance of our heritage assets and their settings, including:

A the following Scheduled Ancient Monuments/World Heritage Sites:

i) Arbeia Roman Fort (and Vicus as part of the Frontiers of the Roman Empire

World Heritage Site);

ii) Marsden Lime Kilns; and

iii) St. Paul's Monastery and the site of the former Village of Jarrow (as part of the candidate Wearmouth-Jarrow World Heritage Site).

B the following Conservation Areas, including their historic settlement cores, distinctive

open spaces and boundary walls:

i) Cleadon;

ii) Cleadon Hills;

iii) East Boldon;

iv) Hebburn Hall;

v) Mariners' Cottages;

vi) Mill Dam;

vii) Monkton Village;

viii) St. Paul's, Jarrow;

ix) West Boldon;

x) Westoe Village; and

xi) Whitburn;

C listed buildings and structures, non-listed buildings and structures included on the council's list of locally significant heritage assets, significant landscape features of local heritage and archaeological value and archaeological deposits and remains.

Planning permission will be refused if the impact of development on heritage assets and archaeological remains is unacceptable. Where appropriate, we will use Article 4 directions, planning conditions and planning obligations to secure mitigation measures to ensure that development is acceptable in planning terms.

Heritage Justification

The external and internal alterations are fairly minimal. Replacing the garage door with two windows and infilling the rest of the opening with stone to match the existing will help this change blend in and minimise

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it's impact. The layout of the main part of the house will be retained on the whole with the addition of some En Suites formed with stud walls so that they can be removed in the future easily should they no longer be required. The garage and office being altered to form the Studio Flat are a later addition to the property.

Fire Statement

The renovation work will adhere to current fire safety legislation and regulations with an A1 fire safety system and the appropriate risk assessments in place prior to commissioning by Ofsted. We always ask the Fire Service to visit the house prior to internal renovation works and advise of any additions to the F60 fire doors, smoke / heat alarms and the fire control panel - none of these works are external. Formal fire risk assessments are carried out on an annual basis.

Access & Parking

The access to the site will be unchanged and the accesses to the building will also remain unchanged. Although the loss of the garage means there is a loss of a parking space within it, there is option now to park in front of the garage potentially 2 cars could park there now. The existing driveway and hardstanding areas will be retained and re-used. No additional hardstanding will be formed.

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Flood Risk

The site is in Flood Zone 1 and no further action is required.



Flood map for planning

Your reference	Location (easting/northing)	Created
Unspecified	433987/562150	11 February 2026 15:26

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- in an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

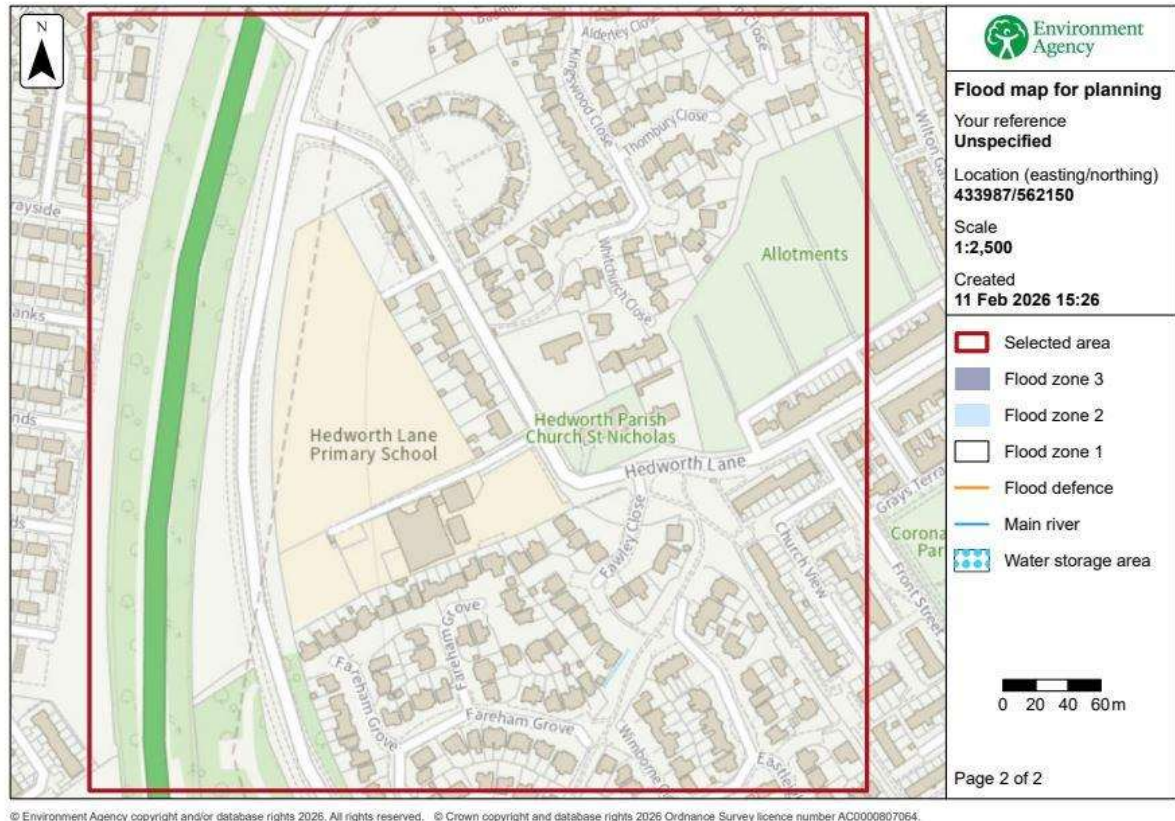
Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2026 AC0000807064. <https://flood-map-for-planning.service.gov.uk/os-terms>



Conclusion

The building has been vacant for over a year, the proposed change of use and alterations to the building are required in order for it to operate as a residential children's home. Allowing the change of use and associated alterations will bring the building back in to a good order and help to keep the building in good order during it's continued used as a children's home as it will need to be maintained in order to comply with all the relevant legislation and pass the CQC inspections.

The applicant hopes that the benefits of the proposed change of use and internal and external alterations are clear and that the application can be supported.