



South Tyneside Council

Reference:	260172
Location:	40 King Street South Shields South Tyneside NE33 1HF
Ward:	Beacon and Bents
Description:	Remove all external manifestation/artwork/branding/signs. To remove ATM and Night Safe; make good and infill with appropriate materials, i.e. stone to match existing
Recommendation:	Grant Permission with Conditions
Case Officer:	Samantha Gallagher
Case Officer Contact No.:	0191 4247447 or 07741109243

Description of the Site

This application relates to 40 King Street, South Shields, which is currently occupied by Natwest Bank. The site is located within the South Shields town centre on the north side of King Street with pedestrianised areas to the front and side.

The application site is not a listed building (nor adjacent to other listed buildings), but is included on the Local List of buildings of special architectural or historic interest. The Local List is a list of buildings, structures, parks and gardens (including cemeteries and open spaces) that have special architectural or historic interest which is an important part of the Borough's heritage. The Local List is different to listed buildings and registered historic parks and gardens in that it is not a statutory designation and is not supported by any legislation but is still a material consideration in deciding planning applications against local plan policies.

The Local List includes the following details;

The National Provincial Bank, formed in 1833 in Newcastle, opened its first branch in South Shields in 1848. Whether this was at 40 King Street cannot be confirmed. However, the bank was listed at this address in Slayer's Directory in 1854/55.

The property also has a connection with the North of England Joint Stock. Situated at 35 Market Place, the organisation's manager, a Mr John Ridley, went on to become the manager of the National Provincial Bank in 1854.

The rooms above the bank were the offices of Mabane, Graham & Mabane solicitors, Belle Vue Building Estate Co. Ltd., and Purvis F. W. House Agent above in 1909/10. This building could be put forward for statutory listing.

Description of the Proposal

The application seeks full planning permission to remove and make good the external signage, ATM, branding and artwork, which relates to Natwest Bank. It is proposed to remove the existing ATM and night safe and infill to match the existing stonework.

Following liaison with the agent, a stonework sample has been provided

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 29/04/2026.

Historic Environment Officer

Initial comments:

Whilst it would be good if the profile of the stone that is proposed for reinstatement matched the existing profile, the building is not nationally listed. On balance, therefore, a plain natural stone infill in place of the ATM and night safe would be an enhancement.

I would agree that a sample of stone should be provided. However, I am generally supportive of the proposal.

Additional comments following provision of stone sample:

I am satisfied with the stone sample provided.

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

- Policy SP1: Presumption in favour of Sustainable Development
- Policy SP9 – Strategic Vision for South Shields Town Centre Regeneration
- SP21: Natural Environment
- Policy 26: Delivering Sustainable Transport
- Policy 33: Biodiversity, geodiversity and Ecological networks
- Policy 45: Development Affecting Non-Designated Heritage Assets
- Policy 47 – Design Principles
- Policy 48 – Advertisements

The Local Development Framework (LDF) development plan documents also remain part of the development plan at the current time.

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:

- Design / visual amenity
- Heritage
- Residential amenity
- Highways safety

Design and Visual Amenity

The proposed external works would be undertaken to restore the original façade of the building. This includes the removal of existing signage, artwork and branding and the removal of the existing ATM and night safe and making good with materials to match the existing building. The works are considered to be sympathetic to the building, utilising appropriate materials as demonstrated by the stonework sample provided.

Subject to conditions ensuring the works are carried out in accordance with the approved details, the proposal is considered to be in compliance in respect of design and local visual amenity and would be in accordance with Local Plan policies 45 and 47 and Policy DM1 (A) of the South Tyneside Local Development Framework.

Heritage

As detailed previously, the property is on the Council's List of Locally Significant Heritage Assets.

Local Plan Policy 45 states that support will be given to development that will protect, preserve and where possible enhance the historic, cultural and architectural character and heritage, visual appearance and contextual importance of our heritage assets, including non-listed buildings on the council's list of locally significant heritage assets and states that planning permission will be refused if the impact of development on heritage assets is unacceptable.

NPPF Policy HE7 sets out that proposals which would have a positive effect on a non-designated heritage asset should be supported. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'

As set out above, the proposals seek to remove specific external elements to the building, which are directly associated with the current occupier. This includes the removal of the existing ATM and night safe and branding. The application proposes the insertion of stone within the openings, following the removal of these elements, to match the existing.

As such, the elevations, including those of visual prominence to King Street and the side elevation to Salem Street will result in some visible change, the removal of signage and through removing the ATM and night safe an increased amount of stonework at ground floor level. The Councils Historic Environment Officer was consulted on the application and confirmed that, whilst it would be preferred for the stone infill to match the existing profile given the status of the building, it is considered, on balance, that a plain natural stone infill in place of the ATM and night safe would be an enhancement. Following the receipt of a stone sample, the Historic Environment Officer has confirmed that this would be acceptable. A condition is recommended requiring that works be undertaken in accordance with the approved stone sample.

Given all of the above, it is considered that the proposal would enhance the visual amenity of the building and would comply with Local Plan Policy 45 and the NPPF in respect to heritage impacts.

Residential amenity

Given the nature of the works the proposal would be acceptable in relation to the consideration of the residential amenity of the surrounding neighbours and would be in accordance with Local Plan policy 47.

Highways Safety

The Transport Development officer has been consulted on the application, and they have confirmed they have no objections to the development. It is therefore considered that the proposal would be acceptable in relation to the consideration of highways safety and would be in accordance with Local Plan policies SP26 and 47 and the NPPF.

Ecology

In terms of Biodiversity Net Gain, the proposed development would only affect the fabric of the existing building and would not effect on site habitat. This would fall under de minimus exemption under Regulation 4 of the Biodiversity Gain Requirements (Exemptions) Regulation 2024.

Therefore, on the basis of the above, the development would be in accordance with Local Plan policies SP21 and 33, and the NPPF with respect of ecology.

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 would result in no significant harm to the character and appearance of the building, or to the amenity of neighbouring residential properties or highways safety given the nature of the proposal.

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 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 Elevations and Plans Drg No NRC40-MLA-XX-XX-DR-A-99001 Rev P01
Received 25/03/2026

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 replacement stoneworks works as detailed on Proposed Elevations and Plans Drg No NRC40-MLA-XX-XX-DR-A-99001 Rev P01 Received 25/03/2026 hereby approved shall be undertaken in 'Portland Stone' as per the sample received on 21/08/2026.

To ensure a satisfactory standard of development and in the interests of visual amenity and conserving the heritage assets in accordance with Local Plan Policies 45 and 47.

Informatives

- 1 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: 08/09/2026

Authorised Signatory: Helen Lynch

Date: 08/09/2026