



0052/TM

Heritage Statement
In support of Planning Application

For

PROPOSED BUNGALOW

At
BROUGHAM LODGE 9 LABURNUM GROVE CLEADON VILLAGE
SR6 7RJ

rev _



AGENT

TM DESIGNS STUDIO LTD
64 Harton House Road,
South Shields,
Tyne and Wear,
NE34 6ED

THE SITE

9 Laburnum grove,
Cleadon Village,
Tyne and Wear,
SR6 7RJ



Figure 1 - Location Plan showing ownership.

1. Introduction

This Heritage Statement has been prepared in support of a planning application for the demolition of **Brougham Lodge, 9 Laburnum Grove, Cleadon Village**.

The statement has been prepared in accordance with the requirements of the National Planning Policy Framework (NPPF) and the heritage policies contained within the [South Tyneside Local Plan 2023–2040](#). It assesses the heritage significance of the existing building, considers the site's relationship with nearby heritage assets, and evaluates the impact of the proposed demolition upon the historic environment.

2. Site and Surroundings

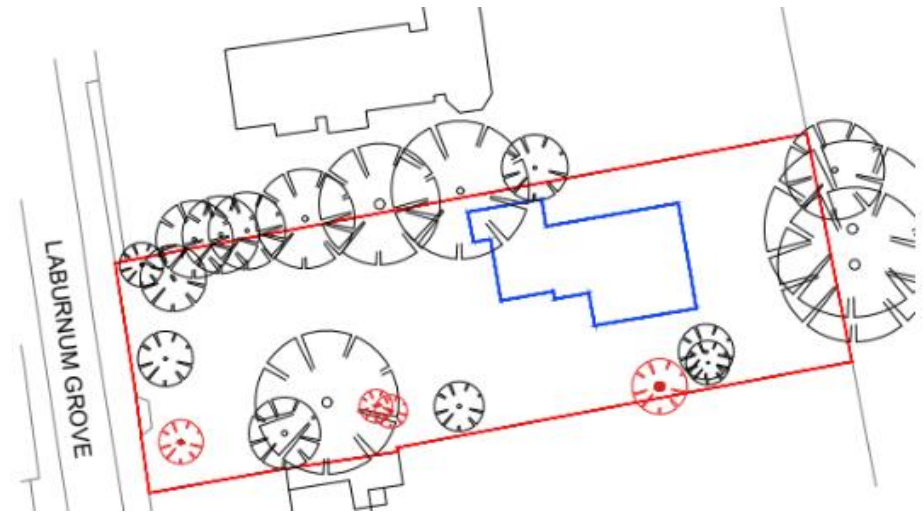
Brougham Lodge is a detached bungalow located on Laburnum Grove within the settlement of Cleadon Village.

The surrounding area is predominantly residential in character and comprises a mixture of twentieth-century detached and semi-detached dwellings set within established plots. The locality has evolved through successive phases of suburban development and contains buildings of varied architectural styles and periods.

The application property is a modest single-storey dwelling of conventional domestic design. The building does not

display architectural features, materials, detailing, craftsmanship, or construction techniques that would indicate special architectural or historic interest.

The site is not known to be a Listed Building and is not identified within the South Tyneside Local List of Heritage Assets. Based upon available information, the property is not considered a designated heritage asset in its own right.



3. Planning Policy Context

National Planning Policy Framework (NPPF)

The NPPF requires applicants to describe the significance of any heritage assets affected by a proposal, including any contribution made by their setting.

The principal heritage policies are contained within Chapter 16: *Conserving and Enhancing the Historic Environment*.

In particular:

- Paragraph 205 recognises that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance.
- Paragraph 209 requires applicants to describe the significance of heritage assets affected by development proposals.
- Paragraphs 212–214 require local planning authorities to consider the level of harm and weigh this against public benefits where heritage assets are affected.

The NPPF also confirms that the level of assessment should be proportionate to the significance of the heritage asset and the impact of the proposal.

South Tyneside Local Plan 2023–2040

The adopted Local Plan contains a number of policies relevant to the historic environment, including:

- **Policy SP24 – Heritage Assets**
- **Policy 45 – Development Affecting Non-Designated Heritage Assets**
- Policies relating to Conservation Areas, setting, local distinctiveness and design quality.

The Local Plan seeks to safeguard, conserve and where appropriate enhance designated and non-designated heritage assets and their settings while ensuring that development responds positively to local character.

4. Assessment of Heritage Significance

Architectural Significance

Brougham Lodge is a modest twentieth-century bungalow of standard domestic form and construction.

The building is not considered architecturally distinguished and does not demonstrate particular innovation, rarity, craftsmanship or design quality beyond that commonly associated with suburban residential development of its period.

Alterations and maintenance undertaken during its lifetime have further reduced any limited evidential or architectural value.

Consequently, the building possesses low architectural significance.

Historic Significance

The property appears to form part of the later residential expansion of Cleadon Village during the twentieth century.

While it contributes to the understanding of local suburban growth, it is not associated with notable historical events, important persons, or significant phases of development that would elevate its historic value above that of a typical residential dwelling.

Historic significance is therefore considered limited.

Archaeological Significance

The proposal relates solely to the demolition of an existing structure within a long-established residential plot.

No known archaeological remains associated with the building have been identified.

Communal Significance

The building functions as a private residence and does not appear to possess wider social, cultural, commemorative or community value.

Overall Significance

Having regard to Historic England guidance and the NPPF definition of significance, Brougham Lodge is considered to possess low heritage significance.

The property is not considered to be a designated heritage asset and there is no evidence that it should be regarded as a non-designated heritage asset of particular local importance.

5. Nearby Heritage Assets and Setting

The wider settlement of Cleadon Village contains a number of historic buildings and areas that contribute to the village's historic character.

South Tyneside contains eleven conservation areas and numerous listed buildings, including heritage assets associated with the historic development of Cleadon and its surrounding landscape.

The application site is physically separated from the historic core of the village by intervening residential development

and does not form part of the setting of any known Grade I, Grade II* or Grade II Listed Building.

Similarly, the site does not make a meaningful contribution to the significance, appreciation or setting of any designated heritage asset through visual, historical or functional associations.

The bungalow itself is a relatively modern structure and does not contribute positively to the significance of nearby heritage assets through architectural quality or historic fabric.

6. Impact of the Proposed Demolition

The proposal seeks consent for the demolition of the existing bungalow.

Given the low heritage significance of Brougham Lodge, the removal of the building would not result in the loss of a designated heritage asset.

The demolition would not:

- Result in the loss of special architectural or historic interest.
- Cause harm to the significance of nearby listed buildings.
- Harm the character or appearance of any conservation area.

- Diminish the appreciation or setting of any designated heritage asset.

The proposal therefore results in **no identifiable heritage harm** within the meaning of Chapter 16 of the NPPF.

Furthermore, the proposal is consistent with the objectives of Policy SP24 and Policy 45 of the South Tyneside Local Plan, which seek to conserve heritage significance while allowing appropriate redevelopment where heritage value is limited.

7. Design Considerations for Future Redevelopment

Although this application relates solely to demolition, it is recognised that any future redevelopment of the site should:

- Respect the established residential character of Laburnum Grove.
- Respond positively to local scale, massing and plot patterns.
- Utilise materials appropriate to the surrounding townscape.
- Preserve the character and appearance of the wider village environment.

Such considerations would ensure compliance with local design policies and help reinforce local distinctiveness.

8. Conclusion

This assessment concludes that Brougham Lodge is a modest twentieth-century bungalow possessing limited architectural, historic, archaeological and communal significance.

The building is not a designated heritage asset and there is no evidence that it should be regarded as a heritage asset of notable local significance.

The proposed demolition would not adversely affect the significance, setting or appreciation of nearby heritage assets and would not result in heritage harm as defined by the NPPF.

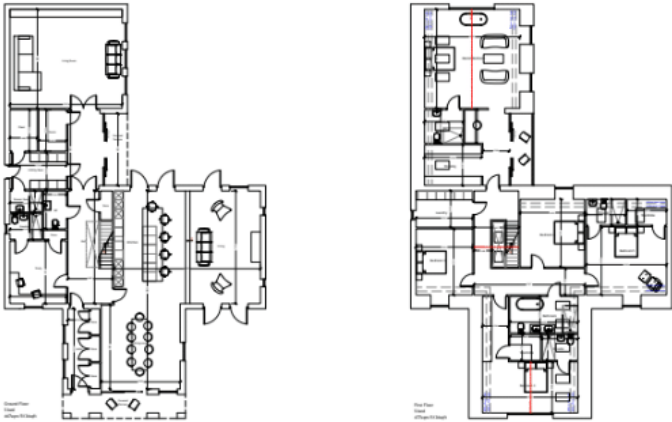
The proposal is therefore considered compliant with:

- Chapter 16 of the NPPF – Conserving and Enhancing the Historic Environment;
- Policy SP24 (Heritage Assets) of the South Tyneside Local Plan;
- Policy 45 (Development Affecting Non-Designated Heritage Assets); and
- The wider objective of safeguarding local distinctiveness while enabling appropriate redevelopment.





proposed front elevation



Proposed floor plans