



South Tyneside Council

Planning Group

South Tyneside Council, Town Hall & Civic Offices,
Westoe Road, South Shields, Tyne and Wear, NE33 2RL
Email: planningapplications@southtyneside.gov.uk
Tel: 0191 424 7421

Application for Listed Building Consent for alterations, extension or demolition of a listed building

Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	43
Suffix	
Property Name	
Address Line 1	Beach Road
Address Line 2	
Address Line 3	South Tyneside
Town/city	South Shields
Postcode	NE33 2QU

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
436783	567034

Description

Applicant Details

Name/Company

Title

Mr

First name

Ian

Surname

Lawson-Smith

Company Name

KewinLawsonSmith Ltd

Address

Address line 1

43

Address line 2

Beach Road

Address line 3

Town/City

South Shields

County

Tyne

Country

GB

Postcode

NE33 2QU

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

Remove unused, bricked up and obsolete chimney breasts from kitchen and bathroom to create more room in these relatively small rooms and make them much more suitable for purpose. Both rooms are in non-original extension at the rear of the house. There is no chimney stack which was removed before I purchased the house.

Has the development or work already been started without consent?

- ☐ Yes
☒ No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- ☐ Don't know
☐ Grade I
☐ Grade II*
☒ Grade II

Is it an ecclesiastical building?

- ☐ Don't know
☐ Yes
☒ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- ☒ Yes
☐ No

If Yes, which of the following does the proposal involve?

a) Total demolition of the listed building

- ☐ Yes
☒ No

b) Demolition of a building within the curtilage of the listed building

- ☐ Yes
☒ No

c) Demolition of a part of the listed building

- ☒ Yes
- ☐ No

If the answer to c) is Yes

What is the total volume of the listed building?

972.70	Cubic metres
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What is the volume of the part to be demolished?

2.56	Cubic metres
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What was the date (approximately) of the erection of the part to be removed?

Month

January

Year

1900

(Date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish

The proposed demolition relates to two internal chimney breasts located within the existing kitchen and bathroom. These are masonry projections associated with former fireplaces/flues which are no longer in use. The openings have been sealed and the associated external chimney stack has previously been removed.

The proposed works are limited to the removal of these redundant internal chimney breast projections only, together with any necessary structural support and making good to the surrounding walls, floors and ceilings.

The original house dates from approximately 1852. The affected chimney breasts are not located within the original principal range of the house, but within a rear extension which appears to be historic but secondary to the main listed building. The exact date of construction of this rear extension has not been confirmed, as available plans and map evidence have not been conclusive. For the purposes of the application, a date of circa 1900 has therefore been used as an approximate estimate only.

The chimney breasts are internal, redundant and not visible externally. Their removal would not involve demolition of any external walling or alteration to the principal elevations of the listed building.

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

The demolition is limited to the removal of two redundant internal chimney breasts within the kitchen and bathroom. These elements are sealed, unused, and no longer perform any functional purpose, particularly as the associated chimney stack has previously been removed.

The retained chimney breasts have a disproportionate impact on the usability of the affected rooms. Both the kitchen and bathroom are modest in size, and the projecting chimney breasts restrict the available wall space, compromise the layout, and make the installation of modern kitchen and bathroom fittings difficult. Their removal is therefore necessary to allow the rooms to function properly as part of the continued residential use of the property.

The works are proposed only where necessary and are confined to internal redundant fabric. No external demolition or alteration is proposed. The chimney breasts are situated within the rear part of the building, which is a later addition, and their removal would not affect the principal elevation, external appearance, or overall special architectural and historic interest of the listed building. The proposal would improve the practical use of the building while preserving its significance.

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

- ☐ Yes
☒ No

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- ☐ Yes
☒ No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- ☒ Yes
☐ No

If Yes, do the proposed works include

a) works to the interior of the building?

- ☒ Yes
☐ No

b) works to the exterior of the building?

- ☐ Yes
☒ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

- ☒ Yes
☐ No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

- ☒ Yes
☐ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

es. The application proposes internal alterations to the listed building, comprising the removal of two redundant chimney breasts within the kitchen and bathroom.

The affected chimney breasts are located within a rear extension to the property, rather than within the original principal range of the house, which dates from approximately 1852. The rear extension appears to be historic but secondary to the main listed building. The exact date of construction has not been confirmed from available plans or map evidence.

The chimney breasts are associated with former fireplaces/flues which are no longer operational. The openings have been sealed and the associated external chimney stack has previously been removed. The retained chimney breasts therefore have no continuing functional purpose.

The significance of the listed building is principally understood to derive from its age, overall historic form, principal elevations, external appearance, and surviving historic character. The proposed works are confined to internal redundant masonry projections within a secondary part of the building. The works would not alter the external appearance of the building, affect the principal elevations or roofline, or result in the loss of any known decorative, architectural, or historically significant features.

The impact on the significance of the listed building is therefore considered to be low. The justification for the works is that the existing chimney breasts substantially restrict the usability of the kitchen and bathroom, both of which are relatively small rooms. Their removal would allow a more practical and appropriate layout, enabling the installation of modern domestic fittings and improving the continued residential use of the property.

The removal would be undertaken in a controlled manner, with appropriate temporary works, structural support and making good as required. Where necessary, details will be confirmed by a suitably qualified structural engineer. No below-ground works or excavation are proposed, and therefore no archaeological assessment is considered necessary.

Materials

Does the proposed development require any materials to be used?

- ☒ Yes
☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:

Internal walls

Existing materials and finishes:

N/A

Proposed materials and finishes:

Yes. The works are mainly internal removal works, but materials will be required for structural support and making good following removal of the redundant chimney breasts. Any new materials will be internal only and will be chosen to match or be compatible with the surrounding existing fabric. These may include suitable structural steel or lintel support where required, masonry/blockwork or timber framing/plasterboard for making good, plaster/skim finishes to match existing walls and ceilings, and appropriate floor repairs where disturbed. No external materials are proposed, as the works do not include any external alteration. All affected areas will be made good using materials and finishes appropriate to the existing building and the domestic use of the kitchen and bathroom.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- ☐ Yes
☒ No

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☐ Yes

☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☐ Yes

☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

☐ The agent

☒ The applicant

☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes

☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

No reference

Date (must be pre-application submission)

01/05/2026

Details of the pre-application advice received

You will need to apply for Listed Building Consent for these works. There is no fee for this, but you will need to submit the following information:

- A completed application form for LBC
- A 'to scale' site plan (these can be purchased from planning@southtyneside.gov.uk)
- A photographic schedule of areas affected (which you already have)
- A Heritage Statement (you can combine this with the photographic schedule)
- Existing and proposed drawings (to scale) (in this instance elevations may not be necessary and floorplans may suffice, but your Case Officer will advise)

Further guidance can be found here: [Making a planning application - South Tyneside Council](#)

The level of detail provided should be proportionate to the significance of the heritage asset and the potential impact on that significance. Your Heritage Statement should provide a justification for the proposed works in terms of the impact on the original floorplan.

You will be assigned a Case Officer who will either validate your application or let you know if further information is required. Listed Building applications take up to 8 weeks to decide as there is a period of statutory consultation we must adhere to. Straightforward applications can sometimes be dealt with more quickly. However, the Development Management Team are experiencing delays due to the volume of applications being received.

Please note that the informal officer advice contained in this e-mail is based on the information available at the time and will not prejudice any future decision made by the Council's Planning Committee or under delegated powers.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
☒ No

Ownership Certificates

Certificates under Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

- ☒ Yes
☐ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Person Role

☒ The Applicant

☐ The Agent

Title

Mr

First Name

Ian

Surname

Lawson-Smith

Declaration Date

23/05/2026

☒ Declaration made

Declaration

I/We hereby apply for Listed building consent as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Ian Lawson-Smith

Date

23/05/2026