South Tyneside Council

Reference:	260323
Location:	43 Beach Road, South Shields, NE33 2QU
Ward:	Beacon and Bents
Description:	Listed Building Consent sought to remove chimney breasts in kitchen and bathrooms in rear extension.
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 a Grade II listed building in South Shields.

The application dwelling forms part of a Grade II listed terrace (37-57 Beach Road) of mid-19th Century red brick townhouses. The terrace was listed in 1980. The listing detail states the following: “Red brick, hipped slate roof. Three storeys. Stone lintels and stone eaves cornice. Entrance, of each 3 bay house, framed by stone Tuscan doorcase with straight entablature. Forms a good uniform terrace, but no’.s 37, 43, 51 and 57 have 2 storey bay windows. No.s 43, 49, 51, 53, 55 and 57 have been re-glazed. No. 53 has had stone cladding stuck on the front elevation and has been re-roofed. No. 57 has had cornices to the doorcase and bay window covered with wood. No houses are entered in the Census Enumerator’s Return for 1851. 11 houses are entered in that for 1861. Three-quarters of the Terrace is shown complete with gardens on the 1st ed OS map.” The listing detail is a single entry comprising multiple properties. List entries of this kind were a shorthand method allowing a number of buildings with very similar characteristics to be included on the statutory list without the unnecessary duplication of a separate entry for each one. They are not necessarily exhaustive in terms of documenting every single building defect. However, the single shorthand listing detail does not diminish the significance of 43 Beach Road as a heritage asset in its own right, which is an attractive example of a modest townhouse of its period.

Description of the Proposal

Listed building consent is being sought to remove the chimney breast in the bathroom and kitchen of the property. The kitchen and bathroom are located within a two storey outrigger which, though of some age, is not part of the original dwelling.

Relevant Planning History

The planning history of the site is as follows:

None of reevance

Summary of Consultation Responses

The following responses were received in response to the statutory consultation period which ended on 09/09/2026.

Historic Environment Officer

The proposal seeks to remove the redundant chimney breast that is located within a rear extension of the Grade II Listed property.

A Heritage Statement has been submitted. This includes a heritage impact assessment, which is a requirement of the NPPF. The extension is of some age but is not original to the property. No original features relating to the fireplaces remain in situ, the fireplaces themselves have been sealed and the external chimney stack removed.

Historic buildings come with their own unique set of functional limitations, which modern life often demands be addressed. This type of property would have been built without indoor wash facilities. Later rear extensions allowed these properties to adapt to modern living standards.

Whilst it is usually preferable to retain original floorplans, heritage significance has already been largely eroded and that the loss of the redundant chimney breast would allow the homeowner to benefit from rooms with a slightly larger footprint that would be more in keeping with the requirements of modern living.

In summary, I have no objections to the development proposal.

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 1: Promoting Healthy Communities
- SP24 : Heritage Assets
- Policy 43: Development Affecting Designated Heritage Assets

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:

- Impact on the significance of this Listed Building
- Impact on the setting of adjacent listed buildings

Impact on the significance of this Listed Building

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State 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.

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.

Local Plan Policy 43 seeks to support development proposals that protect, preserve and where possible enhance the historic, cultural and architectural character and heritage, visual appearance and contextual importance of our heritage assets and their settings.

NPPF Policy HE6 sets out that development proposals which have a positive effect on designated heritage asset should be supported. This policy also sets out that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

The proposal seeks to remove the redundant chimney breast in the bathroom and kitchen of the property. These rooms are located within the rear extension to this Grade II Listed building. The Historic Environment officer has been consulted on the application and has noted that, whilst the extension is of some age it is not original to the property. The submission shows that no original features relating to the fireplaces remain in situ, with the fireplaces sealed and external chimney stack removed.

The Historic Environment officer notes that historic buildings present a unique functional limitation which modern life often requires to be addressed. This type of property would have been built without indoor wash facilities with later extensions (such as subject to this application) would have been constructed to adapt the property to modern living standards.

Whilst it would be preferable to retain original floor plans, the heritage significance has already been largely eroded. The changes would also allow the property to be more in keeping with the requirement for modern living. The Historic Environment officer has therefore raised no objection to the proposal.

Given the above, it is considered that, whilst it would be preferable to retain the rooms footprint, the historic character of these rooms has already been eroded where the proposed changes would not cause further erosion of this character. As such it is considered that the proposals would not result in harm to the significance of this listed building. The proposal therefore

complies with Policies SP24 and 43 of the Local Plan, DM1 and DM6 of the LDF and National Planning policies.

Impact on the setting of adjacent Listed Buildings.

The proposed works are internal to the applicant dwelling and would therefore have no impact on the setting of adjacent Listed Buildings.

Other Matters

Given this application is for Listed Building Consent, it would meet the exemptions for Biodiveristy Net Gain requirements and therefore a biodiversity gain plan is not required.

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 significance of this listed building or the visual amenity of the surrounding area.

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 18A of the Planning (Listed Buildings and Conservation Areas) 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 Bathroom Plan Received 24/07/2026
Proposed Kitchen Plan Received 24/07/2026

To ensure a satisfactory standard of development in the interests of visual amenity and the preservation of the character of the listed building in accordance with Policy 43 of the Local Plan and policies DM1 and DM6 of the South Tyneside Local Development Framework.

Case officer: Samantha Gallagher
Signed: *S Gallagher*
Date: 08/09/2026

Authorised Signatory: Helen Lynch
Date: 09/09/2026