



South Tyneside Council

Reference:	260357
Location:	13 Station Road, East Boldon, NE36 0LD
Ward:	Cleadon Village and East Boldon
Description:	The removal of one secondary chimney.
Recommendation:	Grant Permission Householder with Conditions
Case Officer:	Emma Thomas
Case Officer Contact No.:	0191 4247593 or 07741105284

Description of the Site

This application relates to a semi-detached dwelling located on the north side of a long, primarily residential street, and is within the East Boldon Conservation Area.

Description of the Proposal

This application seeks full householder planning permission for the removal of the secondary chimney which is located towards the rear / side elevation.

Summary of Consultation Responses

The following responses were received in response to the statutory consultation period which ended on 13/07/2026.

Historic Environment Officer –

Extract from East Boldon Conservation Area Character Appraisal: Late nineteenth century Nos. 13-18 Station Road are set well back from the street behind large, tree-filled gardens but still have visual interest with cream brickwork enlivened with coloured contrasting detailing and gable tile-hanging. Many original windows, large bays and hipped slate roofs enhance this attractive group.

Chimneystacks are both decorative and functional features of the roofscape and can be important indicators of the age of a building and its internal layout, and they should normally be retained, even when no longer required.

Whilst I appreciate that the secondary chimney to which the development proposal relates is set back towards the rear of the roofline, it can still be read from the public highway. The loss of historic features can be harmful to the character and appearance of historic buildings and areas.

SPD 15: East Boldon Conservation Area Management Plan seeks to encourage the retention and reinstate historic roofscapes through the development control process.

In summary, I am not supportive of the proposal to remove the chimney.

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 East Boldon Neighbourhood Plan, the Council's adopted South Tyneside Local Plan 2023-2040. Relevant policies are listed below:

- EB3 – Design 2
- EB4 – Heritage Assets
- Local Plan Policy SP1 - Presumption in favour of Sustainable Development
- Local Plan Policy 1 - Promoting Healthy Communities
- Local Plan Policy 47 - Design Principles

The Local Development Framework (LDF) development plan documents and guidance also remain part of the development plan at the current time. The relevant policies are:

- DM1 - Management of Development (A, B, C and G)
- DM6 - Heritage Assets and Archaeology (B – iii)
- SPD 15: East Boldon Conservation Area Management Plan

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 Visual Amenity; and
- Impact on Residential Amenity

Impact on Visual Amenity (including impact on the East Boldon Conservation Area)

Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in considering whether to grant listed building consent for any works the local planning authority 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.

Policy 47 of the Local Plan sets out that all development, including extensions and alterations to existing buildings, shall provide for high quality design that contributes positively to the character and visual amenity of the borough's townscapes, landscapes and seascapes.

Adopted South Tyneside Local Development Framework (LDF) Development Management Policy DM6 states that development should protect, preserve and enhance the Borough's heritage assets and their settings. This includes listed buildings. The Council's LDF Policies

have been adopted and are in accordance with the National Planning Policy Framework (NPPF).

The proposed removal of the secondary chimney is considered to be acceptable having regard to the existing host property and to the surrounding area.

The Historic Environment Officer is not supportive of the chimney removal, as they have stated the loss of historic features can be harmful to the character and appearance of historic buildings and areas and SPD 15 (East Boldon CAMP) seeks to encourage the retention and reinstate historic roofscapes through the development control process.

The East Boldon CAMP describes the property as one of a number of low density paired villas behind deep gardens. The East Boldon Conservation Area Character Appraisal sets out that the late nineteenth century Nos. 13-18 Station Road are set well back from the street behind large, tree-filled gardens but still have visual interest with cream brickwork enlivened with coloured contrasting detailing and gable tile-hanging. Many original windows, large bays and hipped slate roofs enhance this attractive group. Rears, including boundary walls, are generally intact but a pebble-dashed extension at Claremont Gardens is over prominent. The Character Appraisal also sets out that a number of other properties in the area have lost smaller historic features.

Whilst the comments of the Historic Environment Officer are noted, the property is set well back from Station Road itself behind a high tree line to the front boundary and does not occupy a prominent location within the Conservation Area. Indeed from the streets to the front and rear the property is screened by that tree line and outbuildings respectively and as such the chimney itself is not highly visible from the public domain. Furthermore, the chimney is the secondary chimney located towards the rear of the property and the attached property also does not host a secondary chimney as it has previously been removed, so the removal would not create an uneven appearance. Other properties in the area have also historically had their chimneys removed. Therefore, having regard to the design, scale, massing and relationship with the attached and neighbouring properties of the proposed development, it is considered that it would not give rise to significant harm to the visual amenity of the area.

For these reasons, it is judged that the development would convey sensitive consideration of its surroundings, having regard to scale and proportions, use of materials, architectural detailing and existing trees; and would accord with the East Boldon Neighbourhood Plan Policy EB3 (Design), Local Plan Policy 47 and Policy DM1 (A) of the South Tyneside Local Development Framework.

Impact on Residential Amenity

Policy 47 of the Local Plan sets out that all development safeguards residential amenity.

Given that the proposal is to removal an existing chimney, it is not considered to have an adverse impact on any of the surrounding neighbours.

Having regard to the above, the proposed development is considered to have no significant harm to the residential amenity of neighbouring properties and is considered to be in accordance with Policy 47.

Other Matters

Although a bat survey is not required for this application, the Countryside Team have recommended that a number of informatives are included on this application which relate to bats, breeding birds and biodiversity enhancements. These have been included.

Conclusion

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.

Having regard for the above it is considered that the proposal would result in no significant harm to the visual amenity of the area, the residential amenity of any neighbouring properties or the highway safety of the 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 Householder 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 Roof Plan Drg. No. 3.P20.02 – Received 04/06/2026
- Proposed Floor Plans Drg. No.3.P20.01 – Received 04/06/2026
- Proposed Elevations Drg. No.3.P30.01 – Received 04/06/2026

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.

Informatives

1 Bat Informative

All British bats are protected by both UK and European legislation. This legal protection extends to any place that a bat uses for shelter or protection whether bats are present or not. Should a bat or signs of bats be discovered at any stage during the works, work must stop immediately and advice sought from Natural England. Failure to do this may result in an offence being committed, regardless of planning consent, and could lead to prosecution.
Natural England Bat Advice Line: 0345 1300 228

2 Breeding Bird Informative

Under UK legislation it is an offence to intentionally or recklessly disturb, damage or destroy an active birds nest. An active nest is one which is in the process of being built or contains eggs / chicks. Activities which may affect nesting birds must be organised and timed to avoid the bird breeding season which is March to August inclusive. Failure to do so may result in an offence being committed, regardless of planning consent, and could lead to prosecution under the Wildlife and Countryside Act 1981.

3 Biodiversity Enhancements

The NPPF states that planning decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity.

The Case Officer should seek to secure the inclusion of features such as –

- Externally fitted bird box, preferably made of 'Woodcrete'. Examples can be found [here](#). These should be placed.
 - Under the eaves on the northern or eastern aspects.
 - A clear flight line must be available to the nest.
 - Not placed directly above windows or doors.

Case officer: Emma Thomas

Signed: Emma Thomas

Date: 05/08/2026

Authorised Signatory: Seán Gallagher

Date: 06/08/2026