



South Tyneside Council

Reference:	260448
Location:	South Lodge, Belle Vue Lane, East Boldon, NE36 0AN
Ward:	Cleadon Village and East Boldon
Description:	Listed Building Consent sought for works to the roof and elevations of the existing stable/storage building
Recommendation:	Grant Permission with Conditions
Case Officer:	Emma Thomas
Case Officer Contact No.:	0191 4247593 or 07741105284

Description of the Site and the Proposal

This application relates to an existing outbuilding associated with South Lodge, which is a Grade II listed building.

This application seeks Listed Building Consent for works to the roof and elevations of the existing stable/storage building. The works would include -

- Convert the existing stable / storage building into a multi-functioning teaching and production space (the change of use in itself would not require Listed Building Consent however is included in this list for completeness and to provide context)
- Reconfigure the internal layout by the installation of new stud partition walls to align all the rooms inside
- Floor replacement with a suspended floor system to support the new use
- External changes include changing the existing roof to a post joist with single ply membrane with upstand décor profile detail in grey
- Addition of 3 no. aluminium glazed openings to the east elevation in black

A full planning application (ref: 260197) is being considered concurrently to this application.

Relevant Planning History

The planning history of the site is as follows:

Ref – ST/00694/21/LBC

Description – Listed building consent for conversion of existing stable/storage building into pool house.

Decision – Grant Permission with Conditions

Decision Date - 29/10/2021

Ref – ST/0204/21/FUL

Description – Change of use of existing stable / storage building into pool house

Decision – Grant Permission with Conditions
Decision Date - 29/10/2021

Summary of Consultation Responses

The following responses were received in response to the statutory consultation period which ended on 12/08/2026.

Historic Environment Officer - I am supportive of the proposed development.

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

- Policy SP24 – Heritage Assets
- Policy 43: Development Affecting Designated Heritage Assets
- Policy 46 – Heritage at Risk
- Policy 47 Design Principles

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 upon the Listed Building

Impact upon the Listed Building

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.

Local Plan Policies SP24 and 43 seek to ensure that proposals have an acceptable impact on designated heritage assets.

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 main issue relevant to the assessment of this application is whether the impact of work on the special historic and architectural interest, and visual appearance of this Grade II listed building is acceptable.

South Lodge is situated at the end of a long private access road and is surrounded by open agricultural land, with only three other residential properties located nearby. Within the grounds of South Lodge is a former stable/storage building which has fallen into significant disrepair. The structure is largely derelict, with approximately half of the corrugated roof missing.

The proposed works would comprise of the following:

- Reconfigure the internal layout by the installation of new stud partition walls to align all the rooms inside
- Floor replacement with a suspended floor system to support the new use
- External changes include changing the existing roof to a post joist with single ply membrane with upstand décor profile detail in grey
- Addition of 3 no. aluminium glazed openings to the east elevation in black

Due to its location and condition, the existing stable/storage building is not visible from the public realm or from the Listed Building and is therefore not considered to adversely affect the character, appearance, or visual amenity of the Listed Building or the surrounding area. The Council's Historic Environment Officer has reviewed the proposal and raises no objection

The existing stable/storage building itself does not form part of the listing however is within close proximity to the Listed Building. The proposed materials are the proposed single- ply membrane roof with upstand decor profile detail Standing seam, black/ dark grey double glazed windows, painted / pebbledash (white / cream) walls. All of which are considered to be acceptable and would not detrimentally impact the adjacent Listed Building.

Having regard for the above, it is considered that the proposed works would result in the safeguarding of this Grade II listed building and as such the works are considered acceptable.

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 Page 5 of 6 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 heritage significance or visual appearance of the listed building.

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

- Drg. No. 1632-BDN-XX-XX-DR-A-(23)3007 Rev P1 Proposed Elevations – Received 25/06/2026
- Drg. No. 1632-BDN-XX-XX-DR-A-(23)3004 Rev P1 Proposed Ground Floor Plan - Received 25/06/2026
- Drg. No. 1632-BDN-XX-XX-DR-A-(23)3005 Rev P1 Proposed Roof Plan – Received 25/06/2026
- Drg. No. 1632-BDN-XX-XX-DR-A-(90)3003 Rev P1 Proposed Site Plan - Received 25/06/2026

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.

- 3 The materials to be used for the repair works shall be as set out in the application form and the plans listed in Condition 2. Unless otherwise agreed in writing by the Local Planning Authority pursuant to this condition.

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 policies DM1 and DM6 of the South Tyneside Local Development Framework.

Case officer: Emma Thomas

Signed: *E. Thomas*

Date: 19/08/2026

Authorised Signatory: Seán Gallagher

Date: 20/08/2026