South Tyneside Council

Reference:	260466
Location:	Wellesley Court, 85 Greens Place, South Shields, NE33 2AQ
Ward:	Beacon and Bents
Description:	Listed Building Consent for the removal of the existing render and lime-based render to the gable end of the property.
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 a Grade II listed dwellinghouse in South Shields.

The listing description relates to Nos. 83, 84 and 85 and reads:

> *"Early C19. Red brick, slate roofs, hipped at west end gabled at east end. Modillioned eaves cornice, same design, continuous across both houses. No 83 of 5 bays, 2 storeys above a semibasement. Stone heads, windows re-glazed, stone cill band at ground and first floors. Stone Doric portico to central entrance. At the west end a deeply recessed one bay, 2 storey wing. Nos 84 and 85 of 4 bays, 3 storeys above a semi-basement. They are slightly set back from No 83. Stone heads to windows which are re-glazed. Stone cill bands to all floors. Simple Tuscan doorcase. Later bay window to ground floor. These houses were used as the Pilot Office from 1886 until 1980."*

Listed Building Consent is sought for the following works for the removal of the existing render and lime-based render to the gable end of the property. The Heritage Statement states that the existing sand and -cement render, understood to date from the 1970s and now in a poor and cracked condition, is proposed to be carefully removed. It will be replaced with a traditional lime-based render system, which is more appropriate to the age, construction, and significance of the listed building.

Relevant Planning History

The planning history of the site is as follows:

Ref - ST/0535/21/LBC
Description – Listed Building Consent sought for the following works: 1. Replace existing artificial roof tiles with natural slate 2. Add velux window to the rear elevation 3. Add code 5 lead flashing to the existing coping

Decision - Grant Permission with Conditions
Decision Date – Grant Permission with Conditions

Ref - ST/0622/20/LBC
Description – Listed Building Consent sought to remove the mortar/fillets and replace it with new lead and under lead flashings.
Decision - Grant Permission with Conditions
Decision Date – Grant Permission with Conditions

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 –

Having had previous pre-application discussions with the applicant, I am satisfied with the technical specification and methodology for the replacement of inappropriate cementitious render with a breathable lime-based render.

Ideally, the defective mortar will peel away using hand tools without putting up too much of a fight. However, there may be areas where the cementitious render has adhered too well to the masonry. In such cases it can be less damaging to leave the render in situ, but this will be an assessment the contractor will need to make on the job. I would therefore advise that a methodology for this element of the work be included in the specification of works.

Power tools should be avoided as they can cause significant damage to underlying masonry.

Officer Comment – The applicant has submitted an amended Heritage Statement to address these comments. Following the this, the Historic Environment Officer has no further comments or objections to make.

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
- 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.

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.

The Council's Historic Environment Officer has been consulted on this application and is satisfied with the technical specification and methodology for the replacement of inappropriate cementitious render with a breathable lime-based render. The Historic Environment Officer asked for a methodology regarding the removal of the existing render, which was supplied and the Historic Environment Officer had no further comments to make.

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

- Specification - received 03/07/2026
- Heritage Statement - received 14/09/2026

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 on the plan 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: 21/09/2026

Authorised Signatory: Seán Gallagher
Date: 22/09/2026