South Tyneside Council

Reference:	260501
Location:	101 King Street, South Shields, NE33 1DP
Ward:	Beacon and Bents
Description:	Listed Building Consent to remove 2no. ATMs and signage; make good and infill with appropriate materials.
Recommendation:	Grant Permission with Conditions
Case Officer:	Samantha Gallagher
Case Officer Contact No.:	07741109243 or

Description of the Site and Proposals

The application site is located on the southern side of King Street, within the primary shopping frontage of South Sheilds town centre shopping area. It adjoins no.'s 105-107 King Street to the west (a Grade II Listed building). East Street car park is located to the south.

The application properties forms a Grade II Listed building with the listing details as follow:

"*1913 J D Kitson architect. Ashlar, 5 bays in the Renaissance palazzo manner, the order being Roman Doric, but with many individual interpretations which prevent the elevation being merely a worthy scholarly exercise. High ground floor, plain ashlar to cill level, then above, bonded rustication. An entrance in each end bay. The ground floor, basement, supports a portico of giant Roman Doric columns rising through 2 floors the 3 centre bays being recessed behind them. The echinus of the order is carved with egg and dart. Above this a full entablature breaking forward over the columns, the frieze being decorated with circles. The elevation is then completed with a very deep parapet. First and second floor windows have architraves and pediments.*"

Listed building consent is sought for the removal of 2no ATMs and signage from the building and make good and infill with appropriate materials. A tandem application for planning permission (Ref: 260603) has also been submitted for consideration.

Following consideration of the application, further technical details were submitted in respect of sample and detailing regarding the restoration of hole fixing. Neighbours were not formally renotified of these amendments as the additional details related to technical matters, and no neighbour representations where made to the original proposal.

Relevant Planning History

The planning history of the site is as follows:

None relevant to the consideration of this application.

Summary of Consultation Responses

The following responses were received in response to the statutory consultation period which ended on 26/08/2026.

Historic environment Officer

The proposal to remove signage and ATMs and make good the masonry is in accordance with NPPF Policy HE6.2, which states that development proposals which would have a positive effect on a designated heritage asset should be supportive.

However, we will need to see a stone sample, as well as details relating to the making good of signage fixings. Repairs may entail the filling of cavities by a skilled mason or conservator using coloured mortar and a detailed specification should be submitted.

I would defer to you as to whether the use of planning conditions would be appropriate in this instance, or whether the additional information ought to be provided up front.

Following receipt of a stonework sample and method statement:

The method statement satisfied the requirements and no concerns with the replacement stonework.

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
- SP24: Heritage Assets
- Policy 1: Promoting Healthy Communities
- Policy 47 Design Principles
- Policy 43 Development Affecting Designated Heritage Assets

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

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 Policy 43 states that support will be given to development proposals that protect, preserve and where possible enhance the historic, cultural and architectural character and heritage, visual appearance and contextual importance of the boroughs heritage assets.

Local Plan Policies 47 states that development proposal should achieve high quality design.

NPPF Policy HE5 sets out development proposals affecting heritage assets should be assessed, included an assessment of the significance of the assets affected and the potential effect of the proposal in its significance. Policy HE5 goes on to set out the potential effects of development on the significance of heritage assets (including through effect on their setting) including, a positive effect, no affect, result in harm to the significance of the asset and total loss of the asset. Policy HE6 sets out how proposals affecting designated heritage assets should be considered. When considering the potential effect of a development proposal on the significance of designated heritage asset, substantial weight should be given to the asset's conservation.

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

The proposed external works would be undertaken to restore the original façade of the building. This includes the removal of the ATM machines and infilling with matching stonework and removal of signage. A stone sample has been submitted which is considered an acceptable match. Additionally, following the provision of method statement, it is proposed to repair the holes left from the signage. This has been reviewed by the Council's Historic Environment Officer and is considered acceptable.

Subject to conditions ensuring the works are carried out in accordance with the approved details, the proposal is considered to be in compliance in respect of design and local visual amenity and would be in accordance with Local Plan Policy 47.

All the proposed works have been assessed by the Historic Environment Officer, who has raised no objection to the proposal. The proposed development is considered to be appropriate and would preserve and protect the character of the Listed Building and its architectural features. The development would therefore amount to having no effect on the significance of the heritage asset in line with NPPF policy HE6 by removing unoriginal features and attempting to restore the original façade.

Subject to conditions ensuring the works are carried out in accordance with the approved details, the proposal is considered to be in accordance with Policies 43 and 47 of the Local Plan and the NPPF.

<u>Other Matters</u>

Given this application is for listed building consent, it would meet the exemptions for Biodiversity 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

Existing and Proposed elevations and Block Plan Received 16/07/2026

Safety Method Statement Received 10/09/2026

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 replacement stonework as detailed on Existing and Proposed Elevations and Block Plan Received 16/07/2026 shall be undertaken in Grantie as per the sample recevied on the 08/09/2026.

To ensure a satisfactory standard of development and in the interests of visual amenity and conserving the heritage assets in accordance with Local Plan Polcicies 43 and 47.

4 The restoration of the fixing holes hereby approved shall be undertaken in accordance with the document Safety Method Statement Received 10/09/2026.

To ensure a satisfactory standard of development and in the interests of visual amenity and conserving the heritage assets in accordance with Local Plan Polcicies 43 and 47.

Informatives

1 Approval of a Biodiversity Gain Plan NOT REQUIRED before development commences

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition") that development may not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the planning authority, and
(b) the planning authority has approved the plan.

However, based on the information available, this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements are considered to apply - please refer to Biodiversity net gain: exempt developments - GOV.UK (www.gov.uk).

Case officer: Samantha Gallagher

Signed: S Gallagher

Date: 28/09/2026

Authorised Signatory: Helen Lynch

Date: 29/09/2026