South Tyneside Council

NOTICE OF GRANT OF PLANNING PERMISSION

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015

Contact Name and Address:
ELG Planning
Gateway House
55 Coniscliffe Road
Darlington
DL3 7EH

Application No: 260503
Date of Issue: 21/09/2026

In pursuance of their powers under the above mentioned Acts, South Tyneside Council as Local Planning Authority hereby **GRANT** planning permission for the following:

Proposal: Application under Section 19 of the Planning (Listed Buildings and Conservation Area) Act 1990 to vary conditions 2 (approved plans), 3 (internal and external alterations), 5 (works to partition walls) and 10 (mural location) to previously approved application 250615 which in itself varied/removed conditions relating to Listed Building consent application ST/0544/23/LBC.

Location: 16 Barrington Street, South Shields, NE33 1AN

SUBJECT TO THE FOLLOWING CONDITION(S) AND REASON(S):

1 The development to which this permission relates must be commenced not later than 3 years from 19/12/2023.

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 hereby permitted shall not be carried out other than in complete accordance with the details contained within the following approved plans/documents:

GSSA-LB-ZZ-DR-A-0102 – REV C03 Proposed Floor Plans received 16/07/2026

CAS015-GSSA-LB-RF-DR-A-0103 – REV C04 Proposed Roof Plan received 16/07/2026

CAS015-GSSA-LB-XX-DR-A-0104 – Rev. C04 Proposed Elevations received 16/07/2026

CAS015-GSSA-LB-XX-DR-A-0106 - Rev P02 Proposed Entrance Lobby Section received 29/09/2025

CAS015-GSSA-LB-XX-DR-A-2105 – Rev. C02 – External Timber Lobby Enclosure – Floor Plan and Details [Lean-to] Received 01/09/2026

CAS015-GSSA-LB-XX-DR-A-2106 – Rev. C02 – External Timber Lobby Enclosure – Strip Sections and Details [Lean-to] Received 01/09/2026

CAS015-GSSA-LB-XX-DR-A-2107 – Rev. C02 – External Timber Lobby Enclosure Elevation and Details [Lean-to] Received 01/09/2026

CAS015-GSSA-LB-ZZ-DR-A-1004 – Proposed Floor Plans - Remedial Works received 29.09.2025.

CAS015-GSSA-LB-XX-DR-A- 1005– Proposed Elevations - Remedial Works received 29.09.2025.

CAS015-GSSA-LB-XX-DR-A-0105 Rev P05 - Schedule of Works received 29.09.2025

CAS015-GSSA-LB-XX-DR-A-3110 – Rev. C06 – Internal Door Elevations received 16/07/2026

CAS015-GSSA-LB-XX-DR-A-3114 – Historic Ironmongery to be retained. Received 29/09/2025

CAS015-GSSA-LB-XX-DR-A-3115 – Rev. C06 – External Door Schedule inc. ironmongery Received 16/07/2026

CAS015-MON-XX-RF-DR-E-8000/P01 – Electrical Engineering Services Lightning Protection Layout 16/07/2026

CAS015-MON-LB-RF-DR-E-8001/C02 – Electrical Engineering Services Protection Proposed Lighting Elevation Layout 16/07/2026

0097710-COL-XX-XX-DR-L-002015/C01 – Listed Building Works Received 16/07/2026

To ensure the development is carried out in accordance with the approved plans in the interests of proper planning.

3 The internal and external alterations hereby permitted shall be undertaken in accordance with the following condition survey details and details of refurbishment works in respect of external windows, doors, rooflights and masonry and internal features of architectural and historic interest (submitted and approved under application 250615 and as amended by this application):

Window and Door Condition Report and Repair Methodology Letter by ERW 29.09.2025;
Timber Decay and Damp Survey by Timberwise received 16/07/2026
Visual Structural Inspection Report by RWO received 29.09.2025;
Roof Condition Report by O'Connor Roofing received 29.09.2025; and
Fire Stopping Survey Report by Pyro received 29.09.2025.

To ensure that such works preserve the special architectural and historic interest of this listed building in accordance with Policies 43 and 47 of the Local Plan, SS12 and DM6 of the South Tyneside Local Development Framework and the NPPF.

4 All new windows to the west and south elevations of the building and any new windows proposed elsewhere on the building following on from the findings of the condition survey approved under condition 3 above shall be of a timber framed construction and their specification shall be in accordance with the following information (submitted and approved under application 250615):

CAS015-GSSA-LB-XX-DR-A-3112 - Window and Glazed Screens Schedule received 29.09.2025;
CAS015-GSSA-LB-XX-DR-A-3113 - Glazed Timber Partition Proposals; received 29.09.2025;
CAS015-GSSA-LB-XX-DR-A-3117 - Heritage Conservation Roof Lantern Detail RL2 received 29.09.2025;
CAS015-GSSA-LB-XX-DR-A-3118 - Heritage Conservation Roof Window Detail RL1 received 29.09.2025; and
CAS015-GSSA-LB-XX-DR-A-3120 - Heritage Conservation Roof Window Detail received 29.09.2025.

To ensure that such works preserve the special architectural and historic interest of this listed building in accordance with Policies 43 and 47 of the Local Plan, Policies SS12 and DM6 of the South Tyneside Local Development Framework and the NPPF.

5 All works comprising the removal of sections of partition walls between Areas 18 and 19 and 25 and 26 on the 1st and 2nd floors as identified in the Heritage Record & Schedule of Works Report received 13/07/2023 under application ST/0544/23/LBC shall be undertaken in accordance with CAS015-GSSA-LB-XX-DR-A-0105 - Schedule of Works received 29.09.2025 under application 250615 excluding reference to electro osmosis (paragraph 5.6) which has been updated in the following report approved under this application:

Timber Decay and Damp Survey by Timberwise received 16/07/2026

To ensure that such works preserve the special architectural and historic interest of this listed building in accordance with Policies 43 and 47 of the Local Plan, Policies SS12 and DM6 of the South Tyneside Local Development Framework and the NPPF.

6 All works in respect of the provision of the new door, glazing and partition between the lobby and staircase areas on the ground floor (Areas 1 and 2 as identified in the Heritage Record & Schedule of Works Report received 13/07/2023 under application ST/0544/23/LBC) shall be undertaken in accordance with the methodology and materials/specification as set out in the following information (submitted and approved under application 250615):

CAS015-GSSA-LB-XX-DR-A-3119 - Proposed Lobby Staircase Door received 29.09.2025.

To ensure that such works preserve the special architectural and historic interest of this listed building in accordance with Policies 43 and 47 of the Local Plan, Policies SS12 and DM6 of the South Tyneside Local Development Framework and the NPPF.

7 All works comprising the removal of sections of partition walls abutting historic details in those locations shown in the Main Heritage Interventions Report received 09/08/2023 under application ST/0544/23/LBC, shall be undertaken in accordance with the methodology and details of finishes as set out in the following information (submitted and approved under application 250615):

CAS015-GSSA-LB-XX-DR-A-3116 - Skirting and Architrave Profiles for New Partitions received 29.09.2025.

To ensure that such works preserve the special architectural and historic interest of this listed building in accordance with Policies 43 and 47 of the Local Plan, Policies SS12 and DM6 of the South Tyneside Local Development Framework and the NPPF.

8 The following works within the 1st floor lobby area (Areas 16 and 17 as identified in the Heritage Record & Schedule of Works Report received 13/07/2023 under application ST/0544/23/LBC) for the following work:

a) Refurbishment works to the retained area of coving in respect of Partition A following the removal of the screen beneath that coving;
b) Works in respect of Partition B including specification and materials details in respect of newel posts and balustrading;
c) Removal of doors either side of the lobby area and the infilling of those door openings with glazing;
d) Refurbishment/re-instatement works in the area where the floor to be removed abuts the front elevation oriel window.

Shall be undertaken in accordance with the methodology and details of materials and finishes as set out in the following information (submitted and approved under application 250615):

CAS015-GSSA-LB-XX-DR-A-0005 - Existing Entrance Lobby Section; received 29.09.2025
CAS015-GSSA-LB-XX-DR-A-0106 - Proposed Entrance Lobby Section received 29.09.2025.

To ensure that such works preserve the special architectural and historic interest of this listed building in accordance with Policies 43 and 47 of the Local Plan, Policies SS12 and DM6 of the South Tyneside Local Development Framework and the NPPF.

9 The following works within the 1st floor ballroom area (Area 23 as identified in the Heritage Record & Schedule of Works Report received 13/07/2023 under application ST/0544/23/LBC) for the following work:

a) Refurbishment/re-instatement works to the original floor area, timber wall panelling and radiators following removal of the contemporary raised floor within this room;
b) Refurbishment/re-instatement works to the ceiling following removal of the ceiling mounted heating system units.

Shall be undertaken in accordance with the methodology and details of materials and finishes as set out in the following information (submitted and approved under application 250615):

CAS015-GSSA-LB-ZZ-DR-A-4301 - Floor Finishes and Skirting Plans received 29.09.2025.

To ensure that such works preserve the special architectural and historic interest of this listed building in accordance with Policies 43 and 47 of the Local Plan, Policies SS12 and DM6 of the South Tyneside Local Development Framework and the NPPF.

10 Any mural provided to the south elevation of the building shall be confined solely to the existing rendered area of that elevation as shown on approved drawing CAS015-GSSA-LB-XX-DR-A-0104 – Rev. C04 – Proposed Elevations received 16/07/2026 shall be applied only directly onto that rendered area and not applied utilising fixings of any kind. The content of that mural shall be in full accordance with details submitted to and approved in writing by the Local Planning Authority.

To ensure that such works preserve the special architectural and historic interest of this listed building in accordance with Policies 43 and 47 of the Local Plan, Policies SS12 and

DM6 of the South Tyneside Local Development Framework and the NPPF.

11 Mechanical and electrical systems installed associated with air conditioning and heating including any external features associated with such systems shall be in accordance with the siting, specification, design and materials details as detailed in the following information (submitted and approved under application 250615):

Listed Building MEP Outline Philosophy received 29.09.2025.

To ensure that such works preserve the special architectural and historic interest of this listed building in accordance with Policies 43 and 47 of the Local Plan, Policies SS12 and DM6 of the South Tyneside Local Development Framework and the NPPF.

12 Internal fire proofing works shall be undertaken in accordance with the specification, design and materials as detailed in the following information (submitted and approved under application 250615):

CAS015-GSSA-LB-ZZ-DR-A-6801 - Fire Strategy Plans received 29.09.2025.

To ensure that such works preserve the special architectural and historic interest of this listed building in accordance with Policies 43 and 47 of the Local Plan, Policies SS12 and DM6 of the South Tyneside Local Development Framework and the NPPF.

13 The repainting of identified external and internal areas of the building, which involve a colour change compared to the existing paint finish, shall be undertaken in full accordance with the colour schedule as set out in the following information (submitted and approved under application 250615):

CAS015-GSSA-LB-XX-DR-A-4202 – Colour Schedule received 29.09.2025.

To ensure that such works preserve the special architectural and historic interest of this listed building in accordance with Policies 43 and 47 of the Local Plan, Policies SS12 and DM6 of the South Tyneside Local Development Framework and the NPPF.

NOTES TO APPLICANT:

In accordance with Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has, without prejudice to a fair and objective assessment of the proposals, issues raised and representations received, sought to work with the applicant in a positive and proactive manner with the objective of delivering high quality sustainable development to improve the economic, social and environmental conditions of the area in accordance with the NPPF (National Planning Policy Framework).

A Inch
Andrew Inch
Senior Manager Planning

Your attention is drawn to the attached schedule of notes which form part of this notice

NOTES

1 This certificate is issued under the Town and Country Planning Acts, Regulations and Orders and does not constitute a permission, approval or consent by South Tyneside Council for any other purpose whatsoever. Applications must therefore be made to the appropriate Departments of the Council for any other permission, approval or consent (including Building Regulations approval or approval of South Tyneside Council as ground landlord where appropriate) which may be necessary in connection with the proposed development or anything incidental thereto, or the use to be made of the premises which form the subject of such development.

2 You may also require permissions, approvals or consents under other legislation, or from bodies other than South Tyneside Council. This could include works affecting a public sewer, gas main, or electricity line, works within the adopted highway, works affecting a public right of way, property covenants, legislation relating to disabled persons, land drainage consent, waste management consent, scheduled monument consent or works affecting protected habitats or species.

3. Any non-material change to the approved plan(s) that form part of this permission would require the submission of an application for a non-material change under section 96A of the Town and Country Planning Act 1990. Whether changes to a proposed development are considered non-material is a matter for Planning Authority discretion.

4 The approved development should be implemented in strict compliance with all of the planning conditions, and in particular any which require details to be approved prior to the commencement of the development. Failure to do so may result in any commencement of development being unauthorised, which could be liable to enforcement action.

5 If you wish to change, or not comply with, any of the planning conditions attached to the permission, then you will need to submit a new application for planning permission under section 73 of the Town and Country Planning Act 1990. This does not affect your statutory rights of appeal against any of the planning conditions. This includes if you wish to not comply with a condition attached to a permission which details the approved plan(s), so as to make a minor material change to the approved plan(s). A minor material change is defined as one whose scale and nature results in a development that is not substantially different from that which has been approved.

6 Your attention is drawn to your responsibilities under the Chronically Sick and Disabled Persons Act 1970 and the Equalities Act 2010 relating to disabled persons, to ensure that adequate attention has been paid to their needs. If the proposed development involves new or existing buildings to which the public are to be admitted, or offices, shops, railway premises, factories or educational buildings, provision should be made for the means of access, parking and sanitary conveniences to meet the needs of disabled people. In addition, appropriate signposting of the facilities should be provided. In carrying out these statutory obligations your attention is drawn to the "Code of Practice for Access for the Disabled to Buildings" (BS5810:1979). You are advised to seek professional advice to ensure that you meet your legal obligations under the Equalities Act 2010, especially with regard to Part III thereof.

APPEALS TO THE SECRETARY OF STATE

7 **Only the applicant possesses the right of appeal**

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice unless:

- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice [reference no. if applicable], if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice; or
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.

Appeals should be made online via Appeal a planning decision. If someone does not have access to the internet and needs help completing the appeal digitally, they should contact the Planning Inspectorate customer service team on 0303 444 5000 who will provide details of support options available.

Before making an appeal, you may find it helpful to review guidance and watch a video explaining the appeals process at Make an appeal to the Planning Inspectorate and associated guidance.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

PURCHASE NOTICES

8 If permission to develop land is granted subject to conditions, whether by South Tyneside Council as local planning authority or by the Secretary of State for Communities and Local Government, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances the owner may serve a purchase notice on the Council, requiring the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.