South Tyneside Council

Reference:	260503
Location:	16 Barrington Street, South Shields, NE33 1AN
Ward:	Beacon and Bents
Description:	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.
Recommendation:	Grant Permission with Conditions
Case Officer:	Samantha Gallagher
Case Officer Contact No.:	0191 4247447 or 07741109243

Description of the Site

This application relates to 16 Barrington Street, which is a Grade II Listed Building. 16 Barrington Street forms part of a wider site for the relocation and development of the New South Tyneside College located on land between King Street and Coronation Street, South Shields. Planning permission (reference ST/0534/23/FUL) for the Construction of a new college campus building with associated landscaping, highway, drainage and other works; and the change of use, refurbishment and alteration of 16 Barrington Street (Grade II listed) to provide college accommodation was granted on 19/12/2023. In addition to planning application ST/0534/23/FUL, a separate listed building consent application (reference ST/0544/23/FUL) was granted consent on 19/12/2023 for works to 16 Barrington Street. Listed building consent was granted, subject to conditions for internal and external alterations associated with the change of use to provide college accommodation.

Application ref 250615 sought to vary condition 2, remove condition 10 and discharge conditions 3, 4, 5, 6, 7, 8, 9,12,13 and 14 to application ST/0544/23/LBC. Application 250615 was granted on the 06/02/2026 and set out a revised list of conditions.

The application site, 16 Barrington Street, dates back to 1882 and was constructed as offices for the South Shields Poor Law Union. The building was extended to the rear in 1904 with various internal alterations also taking place in association with that extension including relocation of the staircase within the building.

There are further Grade 2 listed buildings adjacent to the wider college campus development site. These comprise 3 listed buildings on the southern side of King Street (Nos. 67-69, Lloyds Bank at Nos.101-103 and Nos 105/107) and a listed building opposite on the Northern side of King Street at Nos. 82-88. Beyond the Western boundary of the site, the TSB bank on

Cornwallis Street and St. Hilda's Church are also Grade 2 listed. The Mechanics Arms and Lambton Arms public houses on East Street to the immediate north west of the site are locally listed buildings.

Description of the Proposal

This application seeks permission under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), which provides a mechanism to allow for variation of conditions previously approved. These changes are being sought following further investigation work and to allow for changes in design.

Consent is sought to amend conditions 2 - approved plans, condition 3 - internal and external alterations, condition 5 - works to partition walls and condition 10 - mural location to previously approved application 250615, which in itself varied/removed conditions relating to Listed Building consent application ST/0544/23/LBC.

Firstly, consent is sought for the variation of condition 2 to 250615, to amend the list of approved plans, required as a result of changes to the approved development as follows :

- Basement
    - Retain existing opening on west elevation
    - Existing courtyard wall
    - Retain existing dumb waiter as a service riser
- Ground Floor
    - Replacement of modern timber lobby enclosure
- First Floor
    - Removal of middle wall nib from IT room
    - Replacement of modern timber lobby enclosure
- Second Floor
    - New partition and fire-rated enclosure added to an exposed structural element
    - Retention of exiting partition
    - Replacement of a non-original partition for fire resistance
    - New access hatched to existing eaves voids
- Roof Plan
    - Replacement of UPVC gutter with cast iron gutter
    - Retention and repair of rooflight
    - Proposed copper ridge
    - Condenser unit added
    - Lighting protection measures added
- East Elevation
    - Replacement of Specified windows on a like-for-like basis
    - Amendment to proposed door
    - Lighting protection measures added
- South Elevation
    - New vent
    - Replacement of specified windows on a like-for-like basis
    - Amendments to door and window detailing
    - Lighting protection measures added
- West Elevation
    - Reinstatement of historic window opening
    - Removal of existing louvres and resulting openings bricked with matching brickwork
    - Lighting protection measures added
- North Elevation

- Lighting protection measures added

The application seeks to vary condition 3 (which was discharged under application 250615) to reference the updated Timberwise report in this condition.

The application seeks to vary condition 5 (which was discharged under application 250615) to update the Schedule of works listed under this condition which makes reference to the Timberwise report.

The application seeks to vary condition 10 to update the proposed elevation drawing in relation to a mural on the building.

Relevant Planning History

The planning history of the site is as follows:

ST/0534/23/FUL: Construction of new college campus building with associated landscaping, highway, drainage and other works; and the change of use, refurbishment and alteration of 16 Barrington Street (Grade II listed) to provide college accommodation. – Granted with Conditions – 19/12/2023

ST/0544/24/LBC Listed Building Consent sought for internal and external alterations associated with change of use to provide college accommodation - Granted Permission with Conditions – 19/12/2023

250615 Application under Section 19 of the Planning (Listed Buildings and Conservation Area) Act 1990 to vary Condition 2 (Approved plans), remove Condition 10 (External staircase works) and discharge Conditions 3,4,5,6,7,8,9,12,13 and 14 (Details in respect of various internal and external alterations) relating to previously approved Listed Building Consent application ST/0544/23/LBC for internal and external alterations associated with change of use to provide college accommodation- GRANTED with conditions

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

Initial comments:

Of relevance is previously approved LBC application ref. ST/0544/23/LBC and application ref. 250615 which related to a variation of condition.

As is often the case with older buildings, problems can reveal themselves when a project gets underway on site, and 16 Barrington Street is no exception. For example, the extent of water damage could not be fully assessed until defective areas were further investigated around the area of the modern timber lobby enclosure structure to the rear elevation. As such, the project team have now been able to address these areas and have pulled together proposals for appropriate works to be undertaken.

Another area of concern related to the treatment of damp at basement level which required the commissioning of a more detailed damp report. The findings of this report conclude that there is no requirement to install an electro-osmosis treatment to the walls or a slurry tanking

membrane and instead proposes a variety of traditional repairs and contemporary interventions to mitigate against penetrating dampness.

Further details of fire rated replacement doors have been submitted, following discussions with the project team. These relate to contemporary doors, rather than the historic fabric that will be retained and repaired.

This application also to introduces drawings relating to the positioning of lightning protection in a finish that would help it to blend in with the masonry as much as possible. The fixings will be drilled through the mortar joints to avoid damaging the masonry.

I would query the following drawings, which do not seem to have been submitted:

CAS015-GSSA-LB-XX-DR-A-2105 – Rev. C02 – External Timber Lobby Enclosure – Floor Plan and Details [Lean-to]
CAS015-GSSA-LB-XX-DR-A-2106 – Rev. C02 – External Timber Lobby Enclosure – Strip Sections and Details [Lean-to]
CAS015-GSSA-LB-XX-DR-A-2107 – Rev. C02 – External Timber Lobby Enclosure Elevation and Details [Lean-to]

Please let me know when this has been received so that I can provide any further comments as needed.

Comments following receipt of additional plans (as set out above):

Having received the outstanding drawings, I have no further observations and am supportive of the proposals.

Historic England

In this case we are not offering advice. This should not be interpreted as comment on the merits of the application. We suggest that you seek the views of your specialist conservation and archaeological advisers.

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

- SP9 – South Shields Town Centre College Regeneration Site
- SP24 – Heritage Assets
- Policy 43 – Development Affecting Designated Heritage Assets
- Policy 47 – Design Principles

The Local Development Framework (LDF) development plan documents also remain part of the development plan at the current time, in so far as this application has been made under section 19.

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:

- Principle of the Development
- Impact on character and appearance of the area and the listed building
- Conditions

Principle of the Development

Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 provides a mechanism for the variation of, and/or discharge of conditions associated with a previous listed building consent. Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 enables an application to be made which seeks a change in the conditions without re-opening and assessing the principle of development. The legislation sets out that the variation of conditions is permitted under this application type provided that the proposed variation to the approved drawings falls within the meaning of the written description. Based on the information that has been submitted, the variations proposed are minor, therefore it is considered that works would be included within the original description, which involved both internal and external alterations associated with the change of use to provide college accommodation.

The principle of development has been established through the granting of permission of the previous applications ST/0534/23/FUL AND ST/044/23/LBC in December 2023, subject to the changes to conditions in application 250165.

This section 19 application has been submitted following technical design input from the applicant's appointed architects, contractors, and wider design team. Is has been identified that the changes are required following some investigation work whilst on site.

Below is a detailed assessment of the changes included in the Section 19 application, and an assessment of variation to any conditions attached to the previous consent.

Impact on character and appearance of the area and the listed building

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in the exercise (with respect to any buildings or other land in a conservation area) of any functions special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Section 16(2) of the Listed Buildings Act 1990 requires the Council to have special regard to the desirability of preserving the building, its setting, and any features of special architectural or historic interest which it possesses.

The practical effect of those legal duties is that the decision-taker is presented with a strong presumption against a grant of consent where harm is identified, as the asset's conservation is a matter of considerable importance and weight. Irrespective of the level of harm identified to the significance of a designated heritage asset (including from its setting), great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be.

Local Plan Policy 43 seeks to support development proposals that protect, preserve and where possible enhance the historic, cultural and architectural character and heritage, visual appearance and contextual importance of our heritage assets and their settings.

NPPF Policy HE6 sets out that development proposals which have a positive effect on designated heritage asset should be supported. This policy also sets out that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

The following plans (as approved under application 250615) are proposed to be amended/added as follows:

- CAS015-GSSA-LB-ZZ-DR-A-0102 – Proposed Floor Plans amended to CAS015-GSSA-LB-ZZ-DR-A-0102 – REV C03 Proposed Floor Plans

- CAS015-GSSA-LB-RF-DR-A-0103 – Proposed Roof Plan amended to CAS015-GSSA-LB-RF-DR-A-0103 – REV -04 Proposed Roof Plan

- CAS015-GSSA-LB-XX-DR-A-0104 – Proposed Elevations amended to CAS015-GSSA-LB-XX-DR-A-0104 – Rev. C04 Proposed Elevations

- CAS015-GSSA-LB-ZZ-DR-A-1001 – Demolition Floor Plans – no replacement plan as details now shown on CAS015-GSSA-LB-ZZ-DR-A-0102 – Rev. C03 – Proposed Floor Plans

- CAS015-GSSA-LB-RF-DR-A-1002 - Demolition Roof Plan – no replacement drawing as details now shown on CAS015-GSSA-LB-RF-DR-A 0103_Proposed Roof Plan_C04

- CAS015-GSSA-LB-XX-DR-A-1003 – Demolition Elevations – no replacement drawing as details now shown on CAS015-GSSA-LB-XX-DR-A-0104 – Rev. C04 – Proposed Elevations

- N71-127/3501 Rev.P2 Main entrance hall alterations internal detail sheet – no replaced drawing as details now shown on CAS015-GSSA-LB-XX-DR-A-0106 Rev P02 290925 Proposed Entrance Lobby Section. This drawing was approved via application 250615 in discharging condition 8. This drawing has been added to the approved plans list for clarity.

- N71-127/3504 Rev.P1 Proposed Wall Amendment Detail – no replacement drawing as details now shown on CAS015-GSSA-LB-ZZ-DR-A-0102 Rev C03_Proposed Floor Plans

- N71-127/3503 Rev.P2 Proposed Window Details – no amended plan as details now shown on CAS015-GSSA-LB-XX-DR A-0104 Rec C04 -Proposed Elevations

- N71-127/3502 Rev.P1 South Elevation Fenestration – amended to CAS015-GSSA-LB-XX-DR A-2107_External Timber Lobby Enclosure Elevation and Details [Lean-to] _C02

- Heritage Record & Schedule of Works Report received 13/07/2023 – no replacement drawing as details shown on CAS015-GSSA-LB-XX-DR-A-0105 Rev P05. This drawing was approved via application 250615 in discharging condition 5. This drawing has been added to the approved plans list for clarity.

- Main Heritage Interventions Report received 09/08/2023. – details now shown on CAS015-GSSA-LB-ZZ-DR-A-0102_Proposed Floor Plans_C03

- CAS015-GSSA-LB-ZZ-DR-A-1004 – Proposed Floor Plans - Remedial Works – NOT AMENDED

- CAS015-GSSA-LB-XX-DR-A- 1005– Proposed Elevations - Remedial Works- NOT AMENDED

- CAS015-GSSA-LB-XX-DR-A-3110 – Internal Door Elevations amended to CAS015-GSSA-LB-XX-DR-A-3110 – Rev. C06 – Internal Door Elevations

- CAS015-GSSA-LB-XX-DR-A-3111 – Internal Door Schedule inc. Ironmongery – no replacement drawings as details now shown on CAS015-GSSA-LB-XX-DR-A 3110_Internal Door Elevations_C06.

- CAS015-GSSA-LB-XX-DR-A-3114 – Historic Ironmongery to be retained. – NOT AMENDED

- CAS015-GSSA-LB-XX-DR-A-3115 – External Door Schedules inc Ironmongery – amended to CAS015-GSSA-LB-XX-DR-A-3115 – Rev. C06 – External Door Schedule inc. ironmongery

Additional plans

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

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

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

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

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

- 0097710-COL-XX-XX-DR-L-002015/C01 – Listed Building Works

The plans have been amended to show works listed earlier in this report and additional plans have been provided in relation to lighting. These plans demonstrate minor alterations to the floor plans and elevations of the building, including changes to windows and doors, changes to the timber enclosure structure on the rear elevation and other minor elevation changes and changes to floor plans.

As part of this application, consultation has been undertaken with the Councils Historic Environment Officer. They have confirmed, as often is the case with older buildings, problems can be become more apparent once work is underway. For example, the extent of water damage could not be fully assessed until defective areas where further investigated around the area of the modern timber lobby structure on the rear elevation. The project team have now been able to assess these areas and submit the proposals for the appropriate works.

The submitted reports relate to the treatment of damp at basement level which required a more details report following the previous application. The findings of this report conclude the mitigation required and as such the reports are required to be amended via the variation of conditions.

Further details have also been provided in relation to fire-rated replacement doors, these relate to contemporary doors, rather than historic fabric which will be retained and repaired.

The submitted information has been reviewed and it has been confirmed that this is acceptable, and it would not result in any harm to the character and appearance of the designated heritage asset, as assessed and concluded though the previous applications. The alteration to the proposals and submitted plans are minor, and they are required to allow for the continued development on site of the new college.

Alongside amendments to the plans listed under condition 2, the application also seeks to vary the wording of conditions as a result of amended plans/documents. Conditions 3 and 5 would need to be updated to reference the most recent Timberwise report. Condition 10 would need to be updated to show the most recent proposed elevation drawing.

Turning to the other conditions on 250165, the following conditions listed below are proposed to be reattached subject to minor changes to the wording of the conditions to reference previously approved details and the corresponding application reference, in order to provide clarity. Local Plan policies have also been inserted following the adoption of the Local Plan.

Condition 1 - is proposed to be reattached

Condition 4 - is proposed to be reattached

Condition 6 - is proposed to be reattached

Condition 7 - is proposed to be reattached

Condition 8 - is proposed to be reattached

Condition 9 - is proposed to be reattached

Condition 11 - is proposed to be reattached

Condition 12 - is proposed to be reattached

Condition 13 - is proposed to be reattached

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

This application under Section 19 of the Planning (listed Building and Conservation Areas) Act 1990 as submitted is considered acceptable in the context of the previous application and associated approved plans under application reference 250165. With regard to the works to the Grade II Listed Building, the works proposed and the minor amendments approved under this application would not result in harm to the character and appearance to the property. As such, the application accords with relevant National and Local Planning Policies relating to the historic environment.

Recommendation

Grant Permission with Conditions

Conditions

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.

Case officer: Samantha Gallagher

Signed: S Gallagher

Date: 11/09/2026

Authorised Signatory: Helen Lynch

Date: 15/09/2026