

South Tyneside Local development framework

Final ADOPTED
Version

SPD 21: Locally Significant Heritage Assets

November 2011



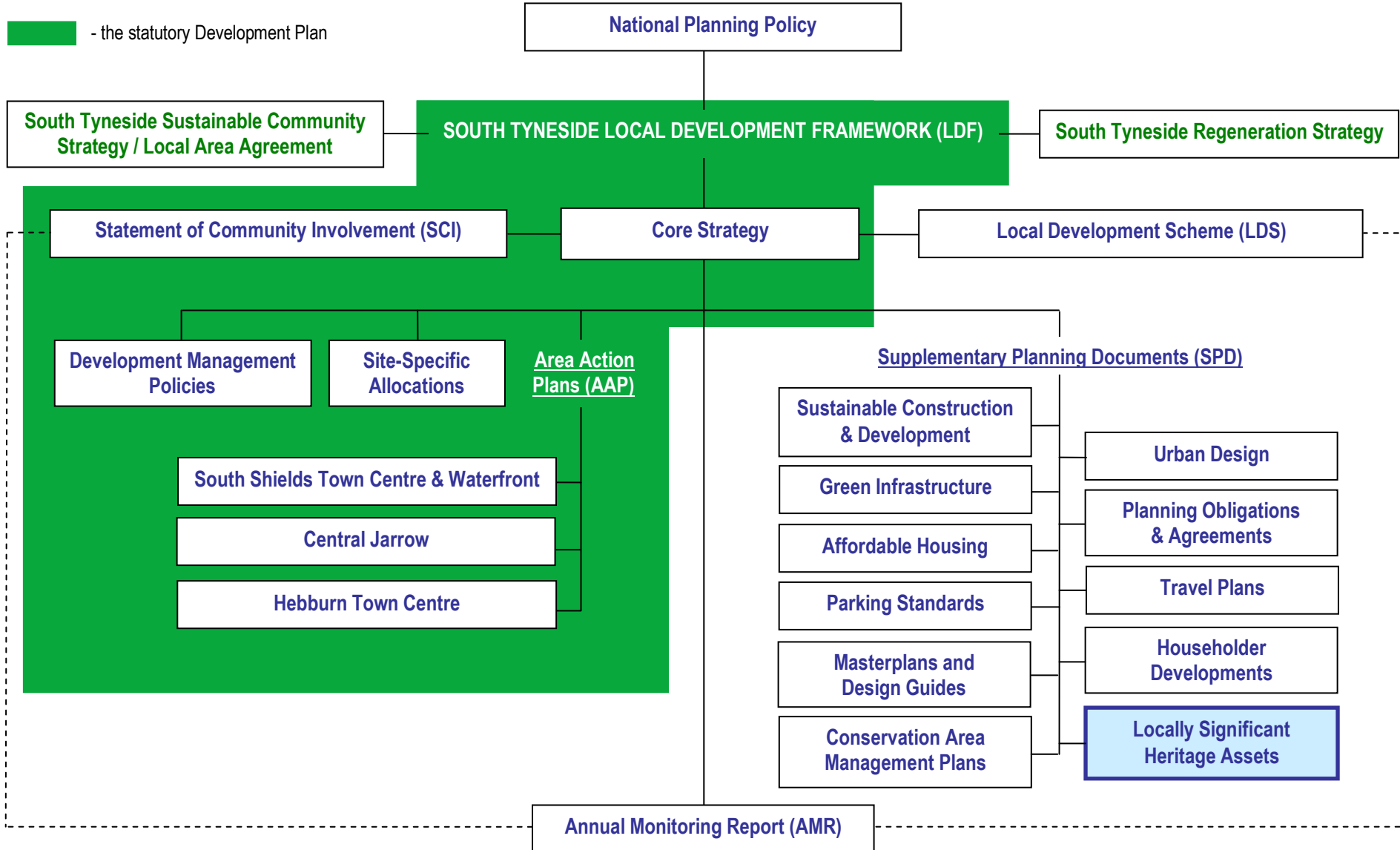
South Tyneside Council

The New Development Plan
for your Borough



Supplementary Planning Document
Adopted by Cabinet on 2nd November 2011

South Tyneside Local Development Framework – Family Tree



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1. Introduction

South Tyneside Local Development Framework

Local Development Scheme (LDS)

Core Strategy

Area Action Plans for South Shields Town Centre & Waterfront, Central Jarrow and Hebburn Town Centre

Development Management Policies Development Plan Document*

Site-Specific Allocations Development Plan Document*

Supplementary Planning Documents

Spirit of South Tyneside: Sustainable Community Regeneration Strategy and Local Area Agreement (May 2008)

Planning Policy Statement 1: Delivering Sustainable Development

Planning Policy Statement 5: Planning for the Historic Environment, Department of Communities and Local Government

Planning Policy Statement 9: Biodiversity and Geological Conservation

PPS 5: Historic Environment Planning Practice Guide, English Heritage

* denotes document in draft at time of publication

Introduction

- 1.1 Everything we do is about achieving “**a better future for South Tyneside’s people**”. That is our vision for the Borough. To deliver a better future, one of our big challenges is to make South Tyneside a place where people choose to live, work and visit. This means conserving our cultural heritage, beautiful coastline and countryside whilst developing new and exciting buildings and making positive use of our historic environment. It also means ensuring a quality range of homes, shops and businesses, parks and public spaces, all linked by an excellent transport system. All of these things need to be delivered through the planning system, and in particular the **South Tyneside Local Development Framework (LDF)**. This will guide the future development and use of land and buildings in the borough over the next 10-15 years, and replaces the Unitary Development Plan (UDP).
- 1.2 The historic environment is not just about listed buildings or conservation areas, although these are undeniably of vital importance and contribute significantly to the unique character of our area. It is however the larger number of non-designated heritage assets that reinforce local distinctiveness and a sense of place.
- 1.3 The Local List is intended to recognise these non-designated assets so that they can be properly considered when development proposals are submitted to the council.
- 1.4 This document should be read in conjunction with the Development Management Policies Development Plan Document, which sets out policies needed to address locally distinctive issues that are not covered elsewhere by national policy.

Sustainability Appraisal and Habitats Regulations Assessment

- 1.5 This Supplementary Planning Document has been assessed to see how well it meets a number of social, economic and environmental objectives. This is a process known as a Sustainability Appraisal, which is intended to help improve the document. The content of this SPD has been formally considered in relation to the requirement to undertake a Habitats Regulations Assessment of land use plans. The requirement is set out

under Articles 6 (3) and (4) of Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Flora and Fauna (the Habitats &c) (Amendment) (England and Wales) Regulation 2007 (Habitat Regulations).

- 1.6 This SPD does not introduce new policies or proposals for specific sites within the borough, but it seeks to protect, conserve and, where possible, enhance the borough's character, appearance and local distinctiveness. The SPD has been prepared in support of development plan policy, including those policies of the adopted LDF Core Strategy, Development Management Policies, Site Specific Allocations and relevant Area Action Plans. The SPD, once adopted, will be a material consideration in the assessment of planning applications. The principles and actions contained within the SPD are in support of, and are fully compliant with, the policies and vision set out in the Core Strategy, Development Management Policies, Site Specific Allocations and relevant Area Action Plan development plan documents, which have been subject to Habitats Regulations Assessment and Sustainability Appraisal during their preparation.
- 1.7 The study area boundary, and the nature of the principles and actions set out, have been considered in conjunction with advice taken from ecological experts on the location, conservation objectives and key vulnerabilities of designated European Sites, and their interest features within or adjacent to South Tyneside that may potentially be impacted on or adversely affected by the said development principles.
- 1.8 The council considers that the impact of this document would not adversely affect the integrity of designated European Sites. Therefore, in accordance with the Regulations, no further Habitats Regulations Assessment is required for the purpose of the SPD. Planning applications will be determined in accordance with the adopted policies set out in the Core Strategy, Area Action Plans, Site Specific Allocations and Development Management Policies.

Scope of the Supplementary Planning Document

- 1.9 This Supplementary Planning Document has been developed following a review of the 'list of other buildings of acknowledged architectural quality or historic value' identified in the UDP. It sets out objectives for the protection and enhancement of locally significant heritage assets. SPD 21 should be read in conjunction with the emerging publication draft Development Management Policies DPD, which was examined in June 2011. This document includes development plan policies that relate specifically to heritage assets.

- 1.10 A heritage asset is defined as a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. These are valued components of the historic environment and include designated assets, such as listed buildings, and non-designated heritage assets identified by the council during the process of decision-making or through the plan-making process¹.
- 1.11 SPD 21 encourages the Local Authority, property owners, organisations concerned with the historic and natural environment, development professions (e.g. planners, architects, landscape architects, highway engineers) and the local community to engage in the conservation and enhancement of buildings, structures and spaces that are deemed to be of local significance. This will help enable proper protection of those parts of the historic environment that the community genuinely values. More detailed guidance can be found in PPS5, which states that significance can be harmed or lost through alteration or destruction of a heritage asset or development within a heritage asset's setting.
- 1.12 Local listing is distinct and separate from statutory, or national, listing, which is strictly governed by legislation.
- 1.13 This SPD reinforces efforts to conserve the character and appearance of the assets that are included in it.
- 1.14 It enables the significance of these assets to be properly considered against development proposals submitted to the council.
- 1.15 It provides clarity for owners, the local community, developers and Planning Officers, so that they are aware of the significance of an asset as early as possible.
- 1.16 The local list backs up existing planning policies and guidance, adding weight to the consideration already given to the conservation of these assets.

Context of the Supplementary Planning Document

- 1.17 The Government has introduced a new type of development plan known as the **Local Development Framework** (or LDF for short). The LDF sets out the strategy, policies and proposals by which all development proposals will be assessed. South Tyneside's LDF is quite advanced and we are working towards the examination and ultimate adoption of the final Development Plan Documents. Specific saved policies from the existing adopted Unitary Development Plan (October 1999) will retain development plan status until the new system is fully adopted.

¹ Terminology is further explained in the glossary on page 38

1.18 As a **Supplementary Planning Document**, SPD 21 will be a key material consideration in the assessment of development proposals.

1.19 This Supplementary Planning Document is in support of the following Development Plan policies:

**Local Development Framework
Core Strategy**

- ST2 Sustainable Urban Living
- SC1 Creating Sustainable Urban Areas
- SC5 Providing Recreational Open Space, Sport and Leisure
- EA1 Local Character and Distinctiveness

Development Management Policies

- DM1 Management of Development
- DM6 Heritage Assets and Archaeology
- DM7 Biodiversity and Geodiversity Sites

Unitary Development Plan (this document will ultimately be superseded by the LDF)

Environment

- ENV5 Principles of Good Design and Access
- ENV6 Historic Buildings
- ENV7 Conservation Areas
- ENV14 Existing Hazardous and Potentially Polluting Installations
- ENV27 Stables and Other Horse Shelters

Housing

- H1 General Principles – Housing

Sport, Recreation and Leisure

- RL5 Protection and Retention of Existing Recreational Open Space
- RL6 Protection and Retention of Playing Fields

2. Context

Introduction

- 2.1 In the following sections information is provided on the background to protecting heritage assets, the criteria for selection and the implications of recognising their significance. A list of these locally significant heritage assets can be found in Annex A. The accompanying Technical Appendices provides a detailed analysis of each asset, including a statement of significance and the selection criteria each asset has met.
- 2.2 The list of locally significant heritage assets (or local list) was compiled by assessing whether an asset merits inclusion on the list. To be included on the local list, a building, structure or space must meet one or more of the following criteria:

Heritage Interest

- A. Does it relate to an important aspect of local social, cultural, religious, political or economic history?
- B. Is it historically associated with an important local feature?

Historic Association

- C. Is it closely associated with famous local people, local historic events, strong community or social development significance or people? (This must be well documented.)
- D. Does it relate closely to any statutorily protected structure or site?

Architectural & Design merit

- E. Is the surviving building/structure/park or garden the work of a particular architect or designer that illustrates local or regional architectural history or design?
- F. Does it show qualities of age, style or distinctive characteristics relative to the area?

Townscape merit

- G. Does it provide an important visual amenity locally? For instance, does it make interesting use of visually significant sites and form a landmark?
- H. Is it a notable building(s) on an important route into the area, which creates a vista or contributes to the skyline?
- I. Does it emphasize a corner site or provide focal points in the townscape.

Street furniture or other structures can also be included in the local list, for example, boundary markers, post boxes, memorials, lamp posts and statues. These are assessed using the same criteria.

- 2.3 The list includes a variety of heritage assets that use traditional vernacular materials and construction techniques, are local landmarks, are good examples of buildings or structures by local architects, or simply are historically or socially important to the borough. The list also includes assets that contribute positively to the local streetscene or have a distinctive character or identity.
- 2.4 A heritage asset can be a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions, regardless of whether they are designated or non-designated. By identifying the borough’s heritage assets we can begin to understand their significance, which will allow us to properly care for them.
- 2.5 The borough’s Heritage Assets have been divided into five distinct character areas:

Character Area 1	South Shields
Character Area 2	Jarrow & Hebburn
Character Area 3	The Boldons
Character Area 4	Cleadon
Character Area 5	Whitburn
- 2.6 Within these areas locally significant heritage assets have been identified. A list of these can be found in Annex A, along with a brief account of how each area has developed. Detailed statements of significance and a photographic record of each individual asset are located in the separate Technical Appendices. The descriptions may not list all of the significant aspects of the asset.
- 2.7 It is important to note that there will be other buildings, structures or spaces that are not currently on the list but may nevertheless contribute to local distinctiveness.

3. Development Principles

National / Local Guidance

Planning Policy Statement 1: Delivering Sustainable Development

Planning Policy Statement 5: Planning for the Historic Environment, Department of Communities and Local Government

PPS 5: Historic Environment Planning Practice Guide, English Heritage

Planning Policy Statement 9: Biodiversity and Geological Conservation, Department of Communities and Local Government

Conservation Principles: Policy and Guidance for the Sustainable Management of the Historic Environment, English Heritage

Local Development Framework Core Strategy

Emerging Development Management Policies

Research into the Thermal Performance of Traditional Windows: Timber Sash Windows. English Heritage (2009)

Energy Efficiency and Historic Buildings. English Heritage (2010)

Introduction

- 3.1 The purpose of the local list is to inform owners of the significance of buildings, structures and spaces so that they can take pride in their care. This is distinct and separate from statutory, or national, Listed Buildings, which are more strictly governed through legislation.
- 3.2 Physical change can be carefully designed to respect significance, which will in turn contribute to local character and distinctiveness.
- 3.3 Locally listing a heritage asset does not in itself bring any additional consent requirements over and above those that already existing in terms of planning permission. However, their significance as a heritage asset means that their conservation and contribution to the area will be a material consideration when making planning decisions that affect them or their settings.
- 3.4 An assessment of the 'significance' of a heritage asset will be undertaken when considering planning applications that relate to heritage assets. Significance is determined by an asset's heritage interest. This interest may be archaeological, architectural, artistic or historic².
- 3.5 Heritage assets can be easily harmed by inappropriate development, alterations and repairs - particularly those that do not require permission. Whilst repairs and 'improvements' may be carried out with the best of intentions, there is a risk that they can reduce both the monetary and architectural or heritage value of a property. Any work undertaken should therefore be sympathetic to the age, style and character of the building.
- 3.6 Proposals for alterations should always seek to conserve the special character of a heritage asset. It is therefore important to identify those features that contribute to the significance of the asset. The diagram on page 8 demonstrates an example of key features that can be considered important. Whilst the example used here is of a Victorian terraced property, there is in fact a diverse range of heritage assets featured on the local list so it is important that you seek advice and undertake works that are appropriate to the age, style and character of your particular property.
- 3.7 If approached with understanding and sensitivity, there is no reason why alterations and extensions cannot be accommodated, provided that they take into consideration its surroundings, where possible enhance its local

² A full list of selection criteria can be found on page 5

setting and reinforce local identity. Particular regard should be given to scale and proportions, alignment, form, use of materials and architectural detailing.

Making alterations to your property:

In order to identify the significance of a building, it is necessary to understand its fabric, and how and why it has changed over time.

After a series of seemingly minor replacements, significant changes in a building's appearance can result. Ironically, these alterations rob the building of the character that would have attracted the owner to it in the first place.

The guide *A Stitch in Time* will help you identify the elements that make up your property and provide advice on how to look after them. This is available on the IHBC website at www.ihbc.org.uk

The most important thing you can do to care for your building is to carry out regular maintenance.

Repair rather than replace original elements and materials whenever possible. When replacement is called for, the replacement should resemble the original as closely as possible in terms of proportions, texture and materials. Modern replacements are often not as good in terms of quality or workmanship.



- | | | | |
|------------------|------------------|---------------------|-------------------|
| 1. Roof slates | 6. Gable | 11. Down comer | 16. Door |
| 2. Ridge tiles | 7. Lead work | 12. Stone cill | 17. Railings |
| 3. Eaves | 8. Chimney stack | 13. Stone dressings | 18. Paths |
| 4. Gutter | 9. Lead flashing | 14. Brick/masonry | 19. Boundary wall |
| 5. Stone mullion | 10. Hopper head | 15. Sash window | 20. Mortar joints |

Buildings that retain their traditional appearance are increasingly sought after.



The timber sash window on the right (above) retains its elegant proportions and appearance, whilst the uPVC window on the left is bulky in comparison.



These plastic frames are out of character.



The extension to the rear of the period property above is at odds with the character and appearance of the original building, largely due to scale and choice of materials.

- 3.8 A large proportion of entries on the local list are traditional vernacular buildings. The technology of construction of such buildings was different to that of modern buildings and as such any repairs to traditional buildings should therefore be sympathetic in terms of design, materials used and methods employed.
- 3.9 Whilst detailed advice on repair should be sought in the first instance from the council's Historic Environment Officer, advice can also be found in the Annexes.
- 3.10 Retaining original windows is particularly important to the character of older buildings and where windows have to be replaced they should match the original in every detail, including glazing patterns and materials used. The window style, materials and arrangement form one of the most distinctive architectural features of a building but are unfortunately one of the first things replaced with historically inappropriate and unsustainable plastic windows.
- 3.11 The Building Regulations (2000) have required higher standards in the conservation of energy and, amongst a range of measures, require replacement windows to have a higher standard of thermal efficiency. These requirements can normally be applied with some flexibility to heritage assets, particularly where the requirement would involve the removal of original fabric. This exemption is particularly important where windows need to be replaced and the design and materials must match the original window. The council can provide further advice on this issue or you can refer to English Heritage's website for further guidance (www.english-heritage.org.uk).

HA1 ALTERATIONS TO A HERITAGE ASSET

Proposals involving the alteration of locally significant heritage assets must be appropriate in terms of scale and proportions, alignment, form, use of materials and architectural detailing. Where original fabric has deteriorated, repair rather than replacement should always be the first option. Extensions should normally be subservient to the host building.

Materials must respect the age and character of the asset. Proposals that are considered detrimental to the character and appearance, or overall significance, of a heritage asset will be resisted.

- 3.12 The significance of heritage assets derives not only from their physical presence, but also from other attributes including their relationship with their surroundings, particularly their setting. 'Setting' is an established concept that relates to the surroundings in which a heritage asset is experienced; i.e. its local context.

The setting of a heritage asset will vary, depending on the location of the asset, the context of the site and how changes to the setting would impact the significance of the heritage asset.



When the Ingham Infirmary on Westoe Road was renovated, great care was taken to ensure that the new development constructed within the former hospital grounds took its setting into account. As a result, the building maintains an impressive presence.

The buildings, structures and spaces on the local list are important to the residents of South Tyneside. They would be missed if they were no longer there.



The photo above shows the bandstand on Sea Road, affectionately known locally as Gandhi's Temple.

- 3.13 The contribution of setting to the significance of a heritage asset can often be sustained or enhanced if development proposals are carefully designed to respect the character, proportions, height, massing, alignment and materials of a heritage asset, and of other buildings and features within their setting.
- 3.14 New development should consider and respect local character and distinctiveness. Development proposals should therefore reinforce and strengthen local distinctiveness and character. Designs should be site-specific and should respond to the specific challenges of each location.

HA2 SETTING OF A HERITAGE ASSET

The effect of a development proposal on the setting of a heritage asset will be a material consideration in the determination of that application.

Where the setting of a heritage asset contributes to the significance of that asset, any development that affects its setting shall make a positive contribution.

- 3.15 Heritage assets are no less prone to demolition than any other building or structure. It is important that efforts are made to try and retain heritage assets, where possible. There will therefore be a general presumption against the demolition of heritage assets.

HA3 DEMOLITION OF A HERITAGE ASSET

The council will encourage the retention and sympathetic conversion of heritage assets, particularly where the asset is considered to be locally significant and makes a positive contribution to the local character or distinctiveness of an area. Demolition, in whole or in part, is considered a last resort.

- 3.16 It is important to note that there will be other buildings, structures or spaces that are not on the list but which may contribute to local distinctiveness. The selection criteria can be used as a means of assessing other assets in the area that are not locally listed, but which may come to the attention of the local authority as a result of a planning application or enquiry. This will normally take place during the pre-application enquiry stage.

In recent years we have witnessed the gradual erosion of architectural character within many of our residential areas.

This is often due to changes being made by individual property owners, without realising the damage that can be done, not least to property values.



The property on the left has lost many of its original features, including timber sash windows, timber eaves detailing and its entrance gate. The result is that it has lost much of its character, especially in comparison to the property on the right.

HA4 NON-DESIGNATED OR PREVIOUSLY UNIDENTIFIED HERITAGE ASSETS

The council will assess potential heritage assets against the selection criteria used for local listing. Where the asset meets at least one of the criteria, consideration will be given to adding the asset to the local list.

- 3.17 Alterations that affect the appearance of a building normally require some form of formal consent from the Local Planning Authority. However, some types of development, particularly in relation to dwellinghouses, can be carried out without consent. You should contact the council's Area Planning Group before carrying out any alterations in order to confirm whether or not consent is required.
- 3.18 Permitted development, particularly in relation to dwellinghouses, can have an unfortunate effect upon the character or appearance of individual properties and the wider area if carried out in an insensitive manner. Article 4 Directions can be imposed in order to control certain alterations to residential dwellings and other works that would otherwise be considered permitted development under the Town and Country Planning (General Permitted Development) Order 1995.
- 3.19 The criteria for selecting properties for proposed Article 4 Directions includes architectural quality and surviving features, the importance of such features to the character and appearance of the individual property and the wider area, and the established or potential threat of such features being lost through permitted development.
- 3.20 Article 4 Directions may bring into planning control the following categories of development:
- The enlargement, improvement or other alteration to a dwellinghouse; any alteration to its roof; the construction of a porch; the provision within its curtilage of a building, enclosure, swimming pool, etc; the provision of a hard surface; or the installation of a satellite antenna;
 - The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure within the curtilage of a dwellinghouse;
 - The painting of the exterior of any part of a dwellinghouse or a building or enclosure within the curtilage of a dwellinghouse; and
 - The demolition of all or part of a gate, fence, wall or other means of enclosure within the curtilage of a dwellinghouse.



The above image clearly shows how the use of inappropriate materials and detailing can have a detrimental impact on the character and appearance of a property.

It is a worrying trend which if not mitigated could lead to further significant loss in quality of the borough's historic environment.



This diagram illustrates just how destructive many small changes can have on the character and appearance of a property. The property on the left retains its original character, whilst the property on the right has lost its original charm altogether.

- 3.21 Whilst the use of Article 4 Directions does not give the council authority to require lost features to be reinstated, owners will be encouraged to undertake alterations that will enhance their properties and will be given practical advice. Where historic features have been removed post-designation without having obtained the relevant consents, consideration will be given as to whether or not enforcement action can be taken against the house owner in order to get them reinstated to the form they were in at the time the Article 4 Direction was made.

HA5 ARTICLE 4 DIRECTIONS

The council will consider the use of Article 4 Directions to ensure development is sympathetic.

- 3.22 The ultimate success of the local list will depend very much upon the care which individual owners take with the maintenance and repair of their properties and in any alterations or extensions they make – especially those which do not need planning permission. For example, original windows and doors should be repaired where possible, or replaced with new ones to match the originals in terms of the materials used and the details of their design. Cumulatively, even small changes can detract from the special character of an area.

4. Amendments to the List



One of two Crosses of Sacrifice located in Harton Cemetery. Another can be found in Jarrow Cemetery.

Crosses of Sacrifice were paid for by the Commonwealth War Graves Commission to honour those lost in the two World Wars. They were designed by Sir Reginald Bloomfield in 1919. The cross represents the faith of the majority of the dead and the sword represents the military.

There are 12 Crosses of Sacrifice in Tyne and Wear.

Amendments to the List

4.1 It is intended that the list will be reviewed on a regular basis, or as resources permit.

HA6 AMENDMENTS TO THE LIST OF LOCALLY SIGNIFICANT HERITAGE ASSETS

The council will continue to review and update the list of locally significant heritage assets.

- 4.2 If you would like to make a nomination that can be included in the next review, please email or write to the Historic Environment Officer. You should try to include as much of the following information as possible:
- Name and address of the building, structure or space you wish to nominate
 - Your reason for nominating (based on the criteria listed on page 5)
 - Photographs
 - Background information, such as an account of the history of the nomination
 - Any other relevant information
- 4.3 If you are unable to supply all of this information then you should not be discouraged from submitting your nomination.
- 4.4 In order to determine whether or not your nomination will be included in the local list when at its next review, the advice of experts in local history, architecture and building conservation will be sought. Their decision will be based on the selection criteria listed on page 5. The owners and occupiers will then be consulted in order to give them an opportunity to comment.
- 4.5 Requests for an asset to be removed from the list must be supported by evidence to show that the asset no longer meets any of the criteria for selection, has been demolished, or has undergone changes that have a considerable negative impact on its significance and therefore no longer merits inclusion on the list.
- 4.6 If you have any additional information about an existing entry on the local list, we would like to hear from you. Any information received relating to the significance of a heritage asset may result in an amendment to entries listed in Annex A and the Technical Appendices in order to provide a more sound basis for assessing planning applications.

Annex A: The Local List



The Chimney at Mill Dam survives as a monument to the former Swinburne Glassworks.



The Mission to Seafarers at Holborn House, Mill Dam, is an organisation that has given unbroken service to seafarers visiting the River Tyne for 150 years. The chapel, shown above, is still in use.

Introduction

- A.1 For ease of reference, the local list has been split up into five distinctive character areas.
- A.2 These areas have developed their own special character, and within these areas locally significant heritage assets have been identified. A heritage asset can be a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions, regardless of whether they are designated or non-designated. By identifying the borough's heritage assets we can begin to understand their significance, which will allow us to properly care for them.
- A.3 A full description of each individual heritage asset can be viewed in the separate Technical Appendices.
- A.4 Please note that the local list may be subject to change. You are advised to make sure you have the most up to date version, which can be found at www.southtyneside.info/conservation

Character Area 1: South Shields

- A.5 South Shields has a long and varied history, including a Stone Age settlement and Roman occupation: the town boasts the largest Roman reconstruction anywhere along Hadrian's Wall, which is part of the Frontiers of the Roman Empire World Heritage Site.
- A.6 The Vikings and Danes raided the area in the Ninth Century, creating settlements and bringing with them new customs, laws and gods. The town of South Shields, however, wasn't founded until 1245, when the church became more influential. The town was largely a fishing port at this time. In 1499 began a long tradition of salt panning, followed by glass-works in the 17th century and chemical manufacture in the 18th century. However, it was the Industrial Revolution that fuelled rapid growth in the town as coal mining and shipbuilding became major exports. This expansion started in West Harton and quickly spread. Westoe was originally a village a mile south of South Shields, and was gradually absorbed into the urban sprawl, although Westoe Village remains notable for its Georgian and Victorian houses, whose original occupants included those involved in the shipbuilding and coal mining industries. It was these industries that were responsible for creating wealth both regionally and nationally.



The Natwest Bank on King Street dates back to the 19th century.



This Mechanics Arms Public House, East Street.

- A.7 This wealth was reflected in the construction of many notable public buildings, including the Customs House and the Town Hall. With the development of the area also came large-scale social change, not just in terms of housing but infrastructure such as schools, hospitals and sanitation improvements.
- A.8 This prosperity was not to last, however, and with the decline in industry came large-scale unemployment and associated deprivation. The town was also badly affected by bomb damage in the First and Second World Wars. The worst raid was on 2 October 1941, which left the Market Square derelict after 1 1/4 hours of continuous, indiscriminate bombing. One direct hit on the market place killed more than 40 people who had taken shelter in tunnels below the square. That said, the area was of strategic importance during the war and was amongst the most heavily defended parts of the country.
- A.9 Despite these setbacks, the town's long, varied and often impressive history can still be seen reflected in its buildings.
- A.10 The buildings, structures and spaces that appear on the local list in the South Shields area are listed below. To view a more detailed account of each entry, please refer to the separate Technical Appendices.
 - 1. The Quadrant, Mill Dam
 - 2. Mill Dam Jetty, Mill Dam
 - 3. Middle Docks, Mill Dam
 - 4. Chimney, former Cookson Glassworks, Harton Staithes
 - 5. Merchant Navy Memorial, Mill Dam
 - 6. Staithes House (includes wall), Mill Dam
 - 7. The Waterfront PH, 9-11 (odds) Mill Dam
 - 8. Dalton Lane Workshops, 2-6 Dalton Lane, Mill Dam
 - 9. The Mission to Seafarers', Holborn House, 53 Mill Dam
 - 10. Unity Hall, 71 Mill Dam
 - 11. Painted Mural, Commercial Road
 - 12. Ferry Landing
 - 13. Harton Low Staithes
 - 14. 29-33 (odds) King Street
 - 15. Former Woolworth Building, King Street
 - 16. Former Bridge Buffet, 30 King Street
 - 17. National Westminster Bank, 40 King Street
 - 18. Edinburgh Buildings, 20-24 (evens) King Street incorporating 1-4 Station Approach
 - 19. Criterion PH, 2 Ocean Road



This statue on Ocean Road is a remnant of the former Lion Hotel.



The foundation stones for both the North and South Piers were laid on 15th June 1854 and a railway was constructed to carry the stones to the South Pier. Completed in 1895, the South Pier is 5170ft (1553m) long.



The Marsden Inn, built between 1938 and 1939, is an imposing building with a confection of mock Tudor beams and pseudo-heraldry.

20. 4-8 (evens) Fowler Street
21. Mechanics Arms PH, East Street
22. Lambton Arms PH, East Street
23. Victorian Pillar Box, Market Place / King Street
24. 10 Mile End Road
25. Minchella's Cafe, 9-11 (odds) Ocean Road
26. Burton Menswear, 64 King Street
27. Man with the Donkey Statue, Ocean Road
28. Lion Statue, Ocean Road
29. Ship and Royal PH, 1 Ocean Road
30. Riddicks, 22 Fowler Street
31. HSBC Bank, 21 Fowler Street
32. The Dolly Peel, River Drive
33. 1-18 Greens Place, Mile End Road
34. Former Rennoldson's Shipyard Building, Wapping Street
35. North East Maritime Trust wooden workshops, Wapping Street
36. Fleet and Spirit of South Shields Artworks, Market Dock/Long Row
37. Bridge, River Drive
38. Pier Watchman's Office, South Pier
39. South Pier
40. WWI Slipway, adjacent to South Groyne
41. Conversation Piece Artwork, Harbour Drive
42. Pilots' Watch House, Lawe Road, Lawe Top
43. Westovian Theatre (Pier Pavilion Theatre), Pier Parade / Sea Road
44. Gandhi's Temple, bandstand and lavatories, Sea Road
45. Gypsies Green, South Foreshore
46. Victorian Pillar Box, Beach Road / St. Hilda Street, opposite South Shields Town Hall
47. Former South Shields Hebrew Congregation, 25 Beach Road
48. St. Paul and St John United Reform Church, Beach Road
49. St. Bede's RC Church and Vicarage, 10 Westoe Road
50. Railings, Westoe Road and Horsley Hill Road
51. Former Ingham Infirmary, Westoe Road
52. War Memorial, Horsley Hill Road, Westoe Village
53. Wyvestow Lodge, Sunderland Road, Westoe Village
54. Former South Tyneside College Planetarium, St George's Avenue



The Al Azhar Mosque was built in 1971 to satisfy the religious needs of South Shields' established Yemeni community. Dating back to 1890, it is one of the oldest existing integrated Muslim communities in Britain.



The Vigilant Public House in Harton dates from 1925-1930.



The Ben Lomond Public House in Jarrow, formerly known as The Viking.

55. Robert Redhead Park, Sunderland Road
56. Crosses of Sacrifice, Harton Cemetery
57. Cyprus PH, 48 Chichester Road
58. Commercial Hotel, 115 West Holborn
59. Gas Holder, Oyston Street
60. Bethesda Free Church, Victoria Road
61. Al-Azhar Mosque, Laygate
62. Level Crossing, over West Holborn
63. Tyne Dock Gut AKA Readheads Landing, next to McNulty's on Corstophine Town
64. Tyne Dock War Memorial, Readhead's Shipyard, Tyne Dock
65. Marsden Inn, Redwell Lane / Marsden Lane
66. Pill Box, Trow Point, Coast Road
67. RC Church of Holy Rosary, Horsley Hill Square
68. RC Church of St. Oswald, Gainsborough Avenue, Whiteleas
69. Tipping Point and Target Rock, Lizard Point
70. Pill Box, Marsden
71. The Grotto and associated Lift Shaft, Marsden Bay
72. White Horse, cliff face by Marsden Craggs / Quarry Lane
73. Heavy Anti-Aircraft Site, Lizard Farm, Lizard Lane
74. War Memorial, South Eldon Street
75. Former Tyne Dock LNER station entrance and railway bridges, Hudson Street / Boldon Lane
76. Colliery Hotel PH, Boldon Lane / Stanley Street
77. All Saints Church, Boldon Lane, West Harton
78. Vigilant PH, 165 Sunderland Road
79. Brockley Whins Railway Bridge, off Masefield Drive

Character Area 2: Jarrow & Hebburn

- A.11 Jarrow is notably linked to the Twin Monastery of Wearmouth-Jarrow, where in 695 AD Benedict Biscop built one of the first major stone buildings to be created in England since the Romans left, almost 300 years earlier. A centre of learning and education, the monastery became a beacon of light throughout Europe. The Venerable Bede, arguably Europe's greatest scholar, lived and worked at the monastery 1300 years ago. He was the first person to calculate how the moon affects the tide, and he also devised the method we use to calculate when Easter falls.



The foundation stone for the former Jarrow Mechanic's Institute was laid by Mrs Jane Palmer in 1863. It opened to the public the following year.

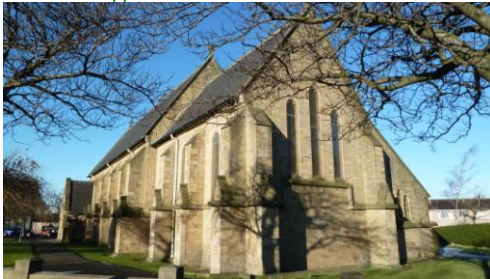


This impressive 1920s building was part of the Montague Burton tailoring empire. Montague was dedicated to providing high quality, made-to-measure suits at a reasonable price, revolutionising the industry. After the war the House of Burton produced a suit for war veterans nicknamed 'The Full Monty'.

- A.12 The 18th and 19th centuries saw Jarrow develop into a major industrial centre, with saltpans in operation between Jarrow Slake and South Shields throughout the 19th century, as well as glass and chemical works, and coal mining. Wagonways and railways particularly associated with the coal trade were built in abundance, eventually converging on Tyne Dock. The Tyne Dock lock gates and quay walls survive, though sadly a range of other features, including various stone and brick built structures, cranes and coal drops have been lost.
- A.13 Shipbuilding yards at Jarrow included Palmers shipbuilding and iron works, operational between 1860 and 1933. The late 19th century also saw the development of housing for the huge number of industrial workers, and of an associated transport infrastructure - both the rail and tram networks became well established. Public buildings associated with urban development included churches and chapels of various denominations, as well as infrastructure for services. Slum clearance in the 1960s saw a big change in the town, with the construction of a new shopping centre.
- A.14 Hebburn, which was first documented in the 11th century, saw rapid expansion when it became industrialised in the 18th to 20th centuries, largely due to its riverside location and accessibility to sources of coal. Coal mining in Hebburn itself was relatively late to develop due to problems associated with deep mining, but the many pits of Hebburn Colliery flourished in the 19th century. Elsewhere in Hebburn, brick works, chemical works, and a foundry were all important parts of the local industrial economy.
- A.15 Perhaps most important of all, however, was shipbuilding which developed from an early date at yards such as the Hawthorn Leslie Shipyard and the Newcastle Shipbuilding Company Ltd., both of which opened in the mid 19th century. In the 20th century engineering companies such as the Reyrolles Engineering Works, which opened in 1906 and eventually spread over an area of 44 acres, held important positions in the economic and social life of the area. Industrialisation also led to an increasing population and the construction on farm and estate lands of large-scale housing developments with associated public buildings, such as schools and churches, as well as a service infrastructure. For example, Hebburn Cemetery and the Carr-Ellison Park were built in the former grounds of Hebburn Hall (also known locally as Ellison Hall).
- A.16 The origins of the settlement of Monkton date back to at least 1074. The village grew up to become a mainly agricultural settlement made up of farmsteads, outbuildings and labourers cottages and much of this character has managed to survive.
- A.17 The buildings, structures and spaces that appear on the local list in Hebburn, Jarrow and Monkton are listed below. To view a more detailed account of each entry, please refer to the separate Technical Appendices.



The 19th century Hedley Sunday School in Hebburn (above) is associated with St Cuthbert's Church (below), which also appears on the local list.



R Carr-Ellison funded the building of St Cuthbert's Church as a thanks-offering for having inherited Hebburn Hall Estate. Foundation stone laid 1872.



These are two of the oldest dwellings in Monkton.

1. Masonic Hall, 2–6 (evens) Grange Road, Jarrow
2. Balgownie House, 43 Bede Burn Road, Jarrow
3. Park Methodist Church, Bede Burn Road, Jarrow
4. St. Paul's Rectory, Borough Road, Jarrow
5. 60-68 (evens) Ellison Street, Jarrow
6. Jarrow Old Civic Hall, Ellison Street, Jarrow
7. Palmer War Memorial, next to Palmer's Hospital, Jarrow
8. Vikings, Grange Road, Jarrow
9. Tyne Tunnel Ventilation Shaft, Chaytor Street, Jarrow
10. Northumbria Probation Service, St. John's Terrace, Jarrow
11. Police Station, Clervaux Terrace, Jarrow
12. Victorian Pillar Box, Clervaux Terrace, Jarrow
13. Burton Buildings, 47-55 (odds) Ormonde Street, Jarrow
14. Ben Lomond PH, Grange Road West, Jarrow
15. Northern Rock (original Water Co. office), Grange Road / Wylam Street, Jarrow
16. Christ Church Rectory, Clayton Street, Jarrow
17. Cross of Sacrifice, Jarrow Cemetery, Jarrow
18. St. Bede's RC Primary School, Harold Street, Jarrow
19. Railway Bridge, Monkton Terrace, Jarrow
20. Longmore Memorial, Springwell Park, Springwell Road, Jarrow
21. East Farm and Barns, Monkton Village
22. Whites Cottages, Monkton Village
23. Field Depressions, Monkton Fell, Monkton
24. Carr Ellison Park includes wall and railings, Canning Street, Hebburn
25. Boer War Memorial, Carr Ellison Park, Hebburn
26. Cenotaph, Carr Ellison Park, Hebburn
27. Cross of Sacrifice, Hebburn Cemetery, Victoria Road West, Hebburn
28. Hedley Sunday School, Argyle Street, Hebburn
29. St. Cuthbert's Church, Argyle Street, Hebburn
30. Victoria House, 7-9 (odds) Prince Consort Road, Hebburn
31. The Eco Centre and Wind Turbine, Windmill Way, Hebburn
32. Hebburn / Jarrow Staithes, Wagonway Industrial Estate, Hebburn
33. St. Oswald's Church, St. Oswald's Road, Hebburn



The one and a half storey cottages that make up Grange Terrace in East Boldon retain many of their original features, including sash windows and batted doors.



Traditional magnesium limestone walls contribute positively to the characters of both East and West Boldon.



The Crown Hotel in Boldon

Character Area 3: The Boldons

- A.18 The Boldons are a group of three villages – East Boldon, West Boldon and Boldon Colliery. They form part of the suburban fringe of South Tyneside and are completely surrounded by green belt. ‘Bo’ is the Anglo Saxon word for ‘hill’ and ‘Don’ is the name of the river that wraps itself around the hill.
- A.19 Despite the relatively small geographical area, there are a large number of heritage assets here, including a wide range of housing styles from Edwardian villas to Victorian terraces, post-war housing to more recent developments.
- A.20 West Boldon is medieval in origin. The first settlement found here was identified in the Boldon Buke of 1183 (the ‘*Doomsday Book of the North*’). Early buildings were local limestone rubble quarried in the village. Significantly, this stone is used extensively for boundary walls, creating true local distinctiveness. West Boldon has been moulded over many centuries and bears good evidence of its development in the buildings, streets, boundaries, spaces and trees. A variety of buildings and styles combine to create a real sense of harmony that is most attractive, dominated by St Nicholas Church and set in open countryside with striking long-distance views.
- A.21 East Boldon also retains its historic core, and has seen mainly gradual, organic change with a diverse mix of architectural styles stretching from the 17th century to the present day. Until the middle of the 19th century, East Boldon remained small and rural. Early buildings were in rubble or course squared local magnesian limestone. Substantial change began with the onset of the Industrial Revolution in the region and a catalytic development was the construction of Brandling Junction Railway between Newcastle and Sunderland, one of the first ever passenger railways. Consequently the village was used as a commuter settlement, with Victorian and Edwardian buildings introducing warm red brick throughout the village. Whilst there has continued to be much development here in the last few decades, the village has held on to its traditional character and appeal.
- A.22 Boldon Colliery developed as a settlement in its own right from the 1850s as the coal industry took off. The first street built was Cross Row, built for the men employed to sink the shaft. Major housing schemes soon developed into the terraced housing that still dominates the village today. When the colliery closed in 1982, much of the land lay derelict. However, in 2000 Colliery Wood was created when over 2,500 trees were planted, providing a popular community recreation area as well as providing a habitat for animals and birds.
- A.23 The buildings, structures and spaces that appear on the local list in the West Boldon, East Boldon and Boldon Colliery areas are listed below. To view a more detailed account of each entry, please refer to the separate Technical Appendices.



A cast iron drinking fountain in Boldon Colliery.



The village butcher's shop in East Boldon has changed very little over the last 150 years.

1. Crown Hotel PH, 68 Hedworth Lane, Boldon Colliery
2. Drinking Fountain, Hubert Lane / Cotswold Lane, Boldon Colliery
3. Boldon Palace Cinema, North Road, Boldon Colliery
4. Quadrus Centre, Woodstock Way, Boldon Colliery
5. 2-12 (evens) Lorne Terrace, Lorne House (No.14), Front Street, East Boldon
6. 30-34 (evens) Front Street, East Boldon
7. Mansion House Farm, 62 Front Street, East Boldon
8. 86-92 (evens) and 96 Front Street, East Boldon
9. Shadwell Towers, Western Terrace, Front Street, East Boldon
10. Grey Horse Public House, Front Street, East Boldon
11. Black Bull Public House, 98 Front Street, East Boldon
12. Boundary Wall, West of 57a Front Street, East Boldon
13. Boldon Golf Club, Dipe Lane, East Boldon
14. Field Depressions, Mundles Farm, Mundles Lane, East Boldon
15. Mixed Board School, Front Street, East Boldon
16. Boldon United Reform Church, Front Street, East Boldon
17. 23 North Road, East Boldon
18. War Memorial, Front Street, East Boldon
19. 49 Front Street, East Boldon
20. Anti-Aircraft Supply Depot (former MOD bunkers and medical stores), East Boldon
21. Field Depressions, Boldon Flats, East Boldon
22. St. George's Church, Front Street, East Boldon
23. Grange Terrace, East Boldon
24. 21 North Road, East Boldon
25. 1 Gordon Drive, East Boldon
26. West Boldon Cemetery Buildings (includes gateway), Dipe Lane, West Boldon
27. Wall and Railings, Mansion House, Harton View, West Boldon
28. Sandfield, Downhill View, Downhill Lane, West Boldon
29. Boundary Wall to Rectory Green, Rectory Green, West Boldon
30. Mount Pleasant Farm, Newcastle Road, West Boldon
31. Victorian Post Box, Dipe Lane, West Boldon
32. Hall Green Farm, Dipe Lane, West Boldon
33. Heavy Anti-Aircraft Battery, Red Barns Farm, Fellgate
34. West Fellgate Farm (includes West Fellgate Cottage), Newcastle Road, Fellgate

Character Area 4: Cleadon



This Art Deco house was built in the 1930s in Cleadon. It displays the principal characteristics of a building of this type, with a flat roof, horizontal windows and windows cut through the wall returns. The building was recently restored and is particularly significant due to its rarity.



Cleadon pond lies in a depression where there was once a well. Around it the settlement of Cleadon developed. Although its role is now ornamental, its continued survival is of great community importance and vital to the historic character and origins of the village.

- A.24 The name of the village is derived from 'Cliffa-dun', meaning 'hill with a cliff'. The village pond, a geological feature, has drawn people to the area for many centuries. This ready water supply, combined with rich pastures and 17th century enclosures, encouraged the development of farms that would underpin Cleadon's economy. Large mansions were built during the 18th and 19th centuries within and on the fringe of the settlement. The gradual development of the Cleadon Plantation brought a migration of affluent citizens to the area from the turn of the late 19th century. Whilst more recent development, including the demolition of Cleadon Meadows and Cleadon Old Hall, have resulted in a general dilution of the grandeur that marked the early character of the area, the village still retains a great deal of character.
- A.25 The site of Cleadon Hills is dominated by Cleadon windmill, constructed in the 1820s, and the landmark Cleadon Water Tower, which was built as part of a water pumping station for the Sunderland and South Shields Water Company. This complex, with its Italianate style of architecture, epitomised the extremely high economic and moral importance that a plentiful supply of clean water had in a highly entrepreneurial, industrial, yet philanthropic, Victorian Britain and was in use until the 1970s when the Derwent Reservoir was brought into service.
- A.26 The buildings, structures and spaces that appear on the local list in Cleadon are listed below. To view a more detailed account of each entry, please refer to the separate Technical Appendices.
1. East Farm and Boundary Walls, 1 Cleadon Lane / Sunnyside Lane
 2. Boundary Walls, 2 North Drive
 3. West Hall Farm (includes gateposts and farm buildings) Cleadon Lane
 4. Peacock Lodge, Cleadon Lane
 5. Cleadon Village Pond
 6. Cleadon Recreation Area
 7. Guidepost, opposite Foxton Court
 8. Ridge and Furrow, East Farm
 9. Covered Reservoir, Cleadon Pumping Station
 10. War Memorial, Front Street
 11. Pill Box, Cleadon Hills
 12. Ridge and Furrow, Cleadon Hills Farm
 13. Cleadon Infants School, Sunderland Road
 14. Church Hall, Sunderland Road



These properties along Front Street in Whitburn are a strong group of buildings with a harmonious frontage. They collectively contribute to a sense of place.



The granite drinking fountain on Whitburn's village green was gifted in 1897 by Mrs Eleanor Pollard Barnes to mark Queen Victoria's Diamond Jubilee.

15. The Vicarage, Sunderland Road
16. Greenlands, 2 Boldon Lane
17. Cardrona House, 19 Underhill Road
18. Ardmore, 45 Whitburn Road

Character Area 5: Whitburn

- A.27 Whitburn is listed in the Boldon Buke of 1183 as '*Whitbern*' and was probably a Saxon settlement. The village was clustered around the green with east-west tracks following the contours in the position of *Cleadon Lane*, *North Guards*, *Front Street* and *Moor Lane*. Whitburn was comparatively isolated until recent times – it was not until 1865 that a road south to the Bents and Sunderland was laid out, and in 1929 that a through north-south route (now the A183) was completed. This comparative isolation has given Whitburn its distinct character and sense of seclusion.
- A.28 The industrial development of Whitburn, as elsewhere in the region, was tied to the coal trade, although mining occurred rather later than elsewhere due to the depths at which workable seams occur there. Whitburn Colliery was sunk in 1874 by Belgian miners for the Whitburn Coal Company and remained open until the mid 20th century, using the Marsden and Whitburn Colliery railway to transport coal. Around the same time, the boom in industries such as glassmaking and shipbuilding attracted many wealthy industrialists and entrepreneurs. A great many Limestone quarries were also exploited during the 19th century.
- A.29 The coastal location of Whitburn meant that it became important in the 20th century defence of Britain. A World War One command post is located there along with numerous Second World War defensive sites, including pillboxes, a gun emplacement, an aircraft battery and roadblock sites.
- A.30 The demolition of Whitburn Hall has probably brought the most recent change to the village. However, Whitburn manages to retain a strong rural village character and charm within its core.
- A.31 The buildings, structures and spaces that appear on the local list in Whitburn are listed below. To view a more detailed account of each entry, please refer to the separate Technical Appendices.
1. Whitburn Methodist Church, North Guards
 2. Whitburn Parish Hall, Sandy Chare and Boundary Walls
 3. Whitburn Hall Lodge, 18 Front Street



Local magnesian limestone walls are a key feature in Whitburn.



Grey Horse Public House (1905) is a prominent Tudor-gothic sandstone building with strong street presence.



This Second World War pillbox has been built into an existing garden wall. A pillbox is a military bunker sited at a strategic point. They were hastily built all over the British Isles to defend against an anticipated German invasion.

4. 20 Front Street
5. Boundary Walls and Gateways, former Whitburn Hall, Front Street / Church Lane
6. Coach House to former Whitburn Hall, Front Street
7. Boundary Wall, The Close, Church Lane
8. Boundary Wall, The Lawns, East Street
9. West Well, The Green
10. Boundary Wall, Orchard Gardens, Front Street
11. Front Boundary Wall, Gates and Piers, 39 Front Street
12. Front Wall, Railings, Lych Gate and Rear Boundary Walls, Parish Church, Church Lane
13. 5-17 (odds) Front Street
14. 19-31 (odds) Front Street and 35 Front Street
15. Village Pond, Cleadon Lane / North Guards
16. 1, 3, 5 North Guards
17. 36-40 (evens) Front Street
18. Drinking Fountain, Front Street
19. Gate, Piers and Boundary Wall, North Guards / Sandy Chare
20. Grey Horse PH, North Guards
21. Glebe Farm Barns, Glebe Farm, Moor Lane
22. War Memorial, Front Street
23. Fern, Hope and Ivy Cottages, North Guards
24. The Village Pound (Pinfold), Moor Lane
25. Churchyard, Church Lane
26. Recreation Ground, Cleadon Lane
27. Whitburn Rifle Ranges
28. Pillbox, East Street
29. Bombing Decoy Site Control Shelter, Wellands Farm, Wellands Lane
30. Village Green

Annex B: Legislation

Government Legislation

Planning and Compulsory Purchase Act 2004

Planning (Listed Buildings and Conservation Areas) Act 1990

Town and Country Planning (General Permitted Development) Order 1995

Town and Country Planning (General Development Procedure) (Amendment) Order 2005

Historic Buildings and Ancient Monuments Act 1953

Planning Policy Statement 5: Planning for the Historic Environment

Planning Policy Statement 9: Biodiversity and Geological Conservation

Wildlife and Countryside Act 1981 (as amended)
ODPM Circular 06/2005

Conservation (Natural Habitats &c.) Regulations 1994 (as amended)

Ancient Monuments and Archaeological Areas Act 1979

Introduction

This section outlines key aspects of national legislation concerning the protection of the historic environment. If you are unsure whether your property is a heritage asset or is subject to specific planning controls please contact the council.

Conservation areas

The Local Planning Authority has a statutory duty to preserve or enhance the character and appearance of designated conservation areas. The Planning (Listed Buildings and Conservation Areas) Act 1990 defines a conservation area as being 'an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. A conservation area can range from a busy city centre to a quiet village street. The decision to designate is based on its character and appearance – factors such as individual buildings or groups of buildings, the historic street pattern, building materials used, trees, open spaces and views, and the area's historic associations. There are currently 11 conservation areas in South Tyneside.

Listed building consent

Listed Buildings are protected from demolition and unsympathetic alterations by planning legislation. The main effect of 'listing' is that it is necessary to apply to the local planning authority for Listed Building Consent before any work affecting the character or appearance of a listed building is carried out. You should also always check whether you need Planning Permission or Building Regulations approval as well. There are times when it is necessary to alter a listed building, but it cannot be extended or altered in any way that would change its character, or be demolished either partially or completely, without first obtaining Listed Building Consent from the council.

This applies to the whole of a listed building – both exterior and interior, regardless of its grade – and to any object or structure fixed to it or forming part of the land within its curtilage (grounds) unless it is a free-standing building, object or structure that has been erected since 1st July 1948. Boundary walls are usually protected by the listing of the main building but may also be listed in their own right.

Buildings are listed for a number of reasons, including age, rarity, architectural style, historical interest, national interest, connection with famous people or because they form part of a group of buildings, such as a terrace or square, which has a value as a whole. Older buildings are more likely to be included in the lists but even buildings of great age may not qualify if they have been extensively and insensitively altered. English Heritage estimates that 2% of all homes in England are listed. Listed Building Consent is required for any alteration that affects the character of a listed building. For example, consent would normally be needed for any of the following alterations:

External:

- Adding an extension or rebuilding walls in different materials.
- Changing the roof pitch or roof covering materials.
- Inserting roof lights, removing, altering or adding dormer windows, adding solar panels or other micro-generation equipment.
- Altering or removing chimney stacks and pots.
- Covering existing wall surfaces e.g. with render, cladding or paint.
- Changing the size of door, window or other openings.
- Altering window frames or doors, replacement with different types, including replacement of single-glazing with double-glazing.
- Removing historic features e.g. door cases, chimney breasts.
- Forming new openings for any reason, including boiler flues.
- Changing the material of any rainwater goods.
- Adding any feature including porches, signs, satellite dishes, security alarm boxes, CCTV cameras or external floodlights.
- Inserting cavity wall insulation.
- Works to boundary walls.
- Works to buildings in the grounds that were present in 1948 and at the time of listing.

Internal:

- Altering the plan by removing or adding walls or forming new openings.
- Taking out or altering original features including staircases, fireplaces, decorative plasterwork, panelling, shutters, doors, architraves and skirting boards.
- Installing new ceilings, partitions, doors and secondary glazing.
- Filling in cellars, or digging out cellars to increase usable floor space.
- Removing or replacing floors or floor finishes.
- The obliteration of wall paintings, decorative tiles and mosaics.
- Installing new ducting, waste pipes and openings associated with new bathrooms.
- Inserting damp proof courses or tanking systems.

Some works that require Listed Building Consent may also require Planning Permission or Building Regulations approval. You should check with the council before you apply for consent.

Planning permission

In many cases minor works to properties can be undertaken without planning permission. These works are often referred to as permitted development rights. Permitted development rights are more restrictive in conservation areas. Permitted development rights may be further limited by the making of Article 4 Directions which remove certain permitted development rights and the demolition of most buildings. Works to trees are also specifically controlled. You are strongly advised to contact the council to check if works you are undertaking need permission, whether Conservation Area Consent or planning permission.

Conservation area consent

When the council designates a conservation area additional planning procedures are introduced to make sure that any alterations do not detract from an area's character and appearance, and to conserve and improve those qualities that form the 'special interest' of an area.

Conservation Area Consent is required from the council to demolish a building or structure within a conservation area, if the volume of the building equates to or is greater than 115 cubic metres. *Planning Policy Statement 5: Planning for the Historic Environment* states that the demolition of a building must be fully justified with clear and convincing evidence, given that all reasonable efforts have been made to sustain its existing use; find alternate viable uses for the building; and that its demolition would produce substantial benefits for the local community before demolition is allowed.

There will always be a presumption against the demolition of any building or structure that makes a positive contribution to the character or appearance of a conservation area.

Article 4 Directions

An Article 4 Direction can remove all or part of the permitted development rights set out in the Town and Country Planning (General Permitted Development) Order 1995 (as amended). This requires the owner / occupier to obtain planning permission before undertaking certain works to their property, from which the permitted development rights have been removed. The council issues Article 4 Directions in circumstances where specific control over development is required, primarily where the character of a building or an area of acknowledged importance would be threatened.

Urgent works notices

Urgent works notices may be served to secure emergency or immediate repairs, in order to arrest deterioration. They can be served on the unoccupied parts of listed buildings and unlisted buildings in conservation areas. In the case of the latter, notices can only be served with the agreement of the Secretary of State for Culture, Media and Sport, as advised by English Heritage. An urgent works notice is a statement of the local authority's intent to carry out works itself and will

reclaim costs from the owner. Such notices are often enough to encourage the owner to repair the building, or to put the property on the market.

Repairs notices

Repair notices are necessary if the proper preservation of the building is to be undertaken, and can only be served on statutorily listed buildings. A repairs notice can be the first step towards compulsory purchase, but most notices prompt owners to sell the buildings concerned, rather than allowing the procedure to run its course. Much more extensive repairs can be specified here than under an urgent works notice. However, a repairs notice cannot require works to put the building into a better condition than it was at the date of listing. The local authority may not carry out works itself, although it can carry out urgent works concurrently with the repairs notice, in order to prevent further deterioration. This is usual practice unless the local authority proceeds to compulsory purchase the building, in default of the owner taking steps to carry out the specified works.

Before serving a repairs notice, or attempting to acquire property by other means, the local authority must (if they are to be successful in any subsequent compulsory purchase order public inquiry) ensure that arrangements are in place for the subsequent repair of the building. This is usually achieved by means of a prior agreement with a Buildings Preservation Trust or private buyer (a 'back-to-back' arrangement). This will involve a binding contract to purchase the building from the local authority as soon as it has been acquired.

Section 215 notices

A local authority may also use its general planning powers to serve a Section 215 Notice on the owner (or occupier) of any land or building whose condition is adversely affecting the amenity of the area, particularly within a conservation area. Such a notice requires the person responsible to clean up the site or building, or the local authority can carry out the work itself and reclaim the cost from the owner. Section 215 is a relatively straightforward power that can deliver important, substantial and lasting improvements to amenity. Local authorities are actively encouraged to use these powers where necessary.

Trees in conservation areas

Trees are a valuable addition to the urban landscape and within conservation areas all trees are subject to special protection. Some trees are also afforded special status through Tree Preservation Orders (TPO), which means that the council's consent must be obtained before they can be cut down, topped or lopped. In addition, any work to be carried out on trees that are not the subject of a TPO but are sited within the boundary of the conservation area must be notified to the council at least 6 weeks in advance of works. The purpose of this requirement is to give the LPA an opportunity to consider bringing the tree under their general control by issuing a TPO.

Archaeology

The long history of human activity within the borough is reflected in its rich and diverse heritage of archaeological features. The UDP designates Areas of Potential Archaeological Significance. Planning Policy Statement 5: Planning for the Historic Environment advises that before making a planning application, developers should undertake an initial assessment of whether the site is known or likely to contain archaeological remains. This will help define the extent of the archaeological remains within the area of the proposed development and allow for a programme of mitigation to be put in place.

New developments

New buildings or alterations and extensions to existing buildings within conservation areas must be of a high quality design. Proposals must be compatible with the special characteristics of the area in which it is located, its buildings, spaces and settings, land uses, scale, form and materials. Where original materials and designs exist, the effect on the building and its neighbours should be considered before introducing alternative designs. If this is not done the resulting mixture of styles and materials can lead to a decline in the character of both the property and the area. With regard to development involving a heritage asset, the use of non-traditional materials would only be acceptable where they form part of an integrated design of high quality and are not considered to harm the appearance or character of the building or its setting.

Statutory protected sites and protected species

A relatively high percentage of buildings tend to be historic and pre-date 1939. The existence of large gardens and roof spaces attract various species including bats. A number of areas within the Borough are also sited in environmentally sensitive locations and are subject to designations such as Sites of Special Scientific Interest (SSSIs). The presence of a protected species is a material consideration when the council is considering a development proposal, which if carried out would be likely to result in harm to the protected species or its habitat. Natural England (formerly English Nature) can advise on development proposals affecting protected species or sited within or adjacent to a SSSI, Ramsar Site or Special Protection Areas. Surveys for protected species must be undertaken prior to the determination of a planning application, rather than deferred to conditions following the granting of planning permission. Mitigation should adhere to guidance set out by Natural England.

Future legislation

The introduction of the forthcoming Heritage Protection Bill is currently awaited. It is anticipated that this will provide a more open and more effective system. One such change will be to produce a new unified register of historic sites and buildings, bringing together listing, scheduling and registration and incorporating World Heritage Sites.

Annex C: Local Authority Requirements

The local planning authorities in Tyne and Wear have collectively agreed upon a validation checklist. The purpose of this checklist is to provide anyone submitting a planning application with clear guidance on the form, quality and content of information that will be required with their submissions.

The validation checklist can be requested from the Area Planning Group or accessed through the council's website.

Introduction

Different applications will require different amounts of information, depending upon the scale of the works and the building in question. The council will tell you what is required. As a general guide most applications will need:

- Application form.
- Location plan and site plan.
- Existing and proposed elevations, floor plans, section drawings and roof plan.
- Ownership certificate.
- Design and access statement.
- Heritage statement, which should include a justification for the proposed works.

You may also be required to submit:

- Structural survey if works may affect the structural integrity of the building.
- Method statements detailing how works will be carried out.
- Details and samples of proposed materials and features.
- Tree survey if works may affect existing trees.
- Archaeological assessment, if requested by the County Archaeologist.

Detailed guidance on all of the above requirements is available on the council's website and from the Area Planning Group.

In considering applications the council will apply the following requirements:

Heritage assets

- Presumption in favour of the preservation of heritage assets
- Presumption against the loss of existing original fabric unless proven to be beneficial to the fabric and significance of the building
- Presumption of archaeological assessment, investigation and watching brief as necessary
- If replacement of fabric and architectural features is necessary, replacement shall replicate the design and materials of those original to the building or, where this is not possible for lack of evidence, be in keeping with the age and character of the building and / or the area

- If an extension or alteration is proved to be necessary, it should not adversely affect the character of the building or its setting, either by being in keeping with the period and design of the original building, or by being an element of contemporary design of exceptional quality
- Negative elements should be removed from historic structures to enhance their significance and the overall setting of the area
- Before starting any works to a heritage asset, or any building in a conservation area, you are advised to contact the council for advice and information. The council operate an enquiry service, which can establish whether specific consent is required, and provide design guidance. Enquiries should be made in writing and be accompanied by sketches clearly identifying the form of development proposed and external dimensions. Scale plans produced by an architect are not needed at this stage. Information on any previous extensions to the property, including dimensions, should also be included.

Scheduled Ancient Monuments

- The Scheduled Ancient Monument and its setting should be preserved in situ
- Maintenance and appropriate and sensitive repair and consolidation of fabric where required and according to a maintenance plan
- Enhanced interpretation
- Before starting any works to, or in the vicinity of a Scheduled Ancient Monument, you are advised to contact the council for advice and information.

Archaeology

- Particular sensitivity and further archaeological investigation in areas already identified as having heritage significance in the Historic Environment Record
- There is a presumption in favour of physical preservation in situ for all archaeological sites and their settings. If physical preservation in situ is not feasible, an archaeological excavation for the purposes of 'preservation by record' may be an acceptable alternative
- Conduct further research and analysis, when requested to do so.

Annex D: Policy and Guidance

National conservation policy and guidance

Town and Country Planning Act 1990 Section 215: Best Practice Guidance (2005), ODPM

Planning Policy Statement 1 (PPS 1): Delivering Sustainable Development (2005), ODPM

Planning Policy Statement 5 (PPS 5): Planning for the Historic Environment (2010), DCLG

PPS5: Practice Guide (2010), English Heritage

Conservation Principles, Policies and Guidance: For the Sustainable Management of the Historic Environment (2008), English Heritage

A Stitch in Time: Maintaining Your Property Makes Good Sense and Saves Money (2002), Society for the Protection of Ancient Buildings (SPAB) / Institute for Historic Buildings Conservation (IHBC)

Power of Place: The Future of the Historic Environment (2000), English Heritage

Enabling Development and the Conservation of Historic Assets (2001), English Heritage

The Repair of Historic Buildings: Advice on Principles and Methods (1995), English Heritage

Guide to the Principles of the Conservation of Historic Buildings: BS 7913:1998 (1998), British Standards Institute

Urban design policy and guidance

Building in Context: New Development in Historic Areas (2001), English Heritage / Commission for Architecture and the Built Environment (CABE)

Streets for All (2000), English Heritage / Department for Transport (DfT)

Streets for All: Summary (2004), English Heritage

Streets for All – North East (2005), English Heritage / DfT

Paving the Way: How We Can Achieve Clean, Safe and Attractive Streets (2002), CABI / DETR

Traffic Measures in Historic Towns: An Introduction to Good Practice (1993), Civic Trust / English Historic Towns Forum

Design Review: Guidance on how CABI Evaluates Quality in Architecture and Urban Design (2002), CABI

Urban Design Compendium (2000), English Partnerships / The Housing Corporation

Local policy and guidance

South Tyneside Urban Design Framework (2005), South Tyneside Council

South Tyneside Streetscape Design Guide (2006), South Tyneside Council

South Tyneside Local Development Framework: Core Strategy Submission Draft (2006), South Tyneside Council

South Tyneside Unitary Development Plan (1999), South Tyneside Council

Supplementary Planning Guidance Note 3: Policy for Conservatories (1994), South Tyneside Council

Spirit of South Tyneside: Sustainable Community Regeneration Strategy and Local Area Agreement (2008), South Tyneside Council

South Tyneside Story: A Spirit of Change – Community Strategy and Local Neighbourhood Renewal Strategy 2004-2007 (2003), South Tyneside Council

Transforming Together: South Tyneside's Regeneration Strategy (2004), South Tyneside Council

Building-In Sustainability: A Guide to Sustainable Construction and Development in the North East (2002), SUSTAIN

Annex E: Glossary

Glossary

ALTERATION

Work intended to change the function or appearance of a place

CONSERVATION

The process of maintaining and managing change to a heritage asset in a way that sustains and where appropriate enhances its significance

CULTURAL HERITAGE

Inherited assets which people identify and value as a reflection and expression of their evolving knowledge, beliefs and traditions, and of their understanding of the beliefs and traditions of others

DESIGNATED HERITAGE ASSET

A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated as such under the relevant legislation

FABRIC

The material substance of which places are formed, such as brick, timber, etc.

HARM

Change for the worse, here primarily referring to the effect of inappropriate interventions on the heritage values of a place

HERITAGE ASSET

The term heritage asset is used as a catch-all term for those elements of our historic environment that hold a heritage significance for society to a degree that merits protection in the planning system. It covers all the well-known designations - listed buildings, conservation areas, scheduled monuments etc. It also applies to locally important assets that are not nationally designated, but which are recognised through local listing or as a part of the development control process as sufficiently important to warrant consideration

HISTORIC ENVIRONMENT

All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora. Those elements of the historic environment that hold significance are called heritage asset

HISTORIC ENVIRONMENT RECORD (HER)

Historic environment records are information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use. Typically, they comprise databases linked to a geographic information system (GIS), and associated reference material, together with a dedicated staffing resource

MAINTENANCE

Routine work regularly necessary to keep the fabric of a place in good order

MATERIAL

Relevant to and having a substantial effect on, demanding consideration

PLACE

Any part of the historic environment, of any scale, that has a distinctive identity perceived by people

PRESERVE

To keep safe from harm

REPAIR

Work beyond the scope of maintenance, to remedy defects caused by decay, damage or use, including minor adaptation to achieve a sustainable outcome, but not involving restoration or alteration

RESTORATION

To return a place to a known earlier state, on the basis of compelling evidence, without conjecture

REVERSIBLE

Capable of being reversed so that the previous state is restored

SETTING

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral

SIGNIFICANCE

The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic

SIGNIFICANT PLACE

A place which has heritage value(s)

SUSTAIN

Maintain, nurture and affirm validity

SUSTAINABLE

Capable of meeting present needs without compromising ability to meet future needs

TRANSPARENT

Open to public scrutiny

VALUE

An aspect of worth or importance, here attached by people to qualities of places

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**To find out more about the new
Local Development Framework, contact:**

Spatial Planning Team, Housing Strategy and Regulatory Services,
South Tyneside Council, Town Hall and Civic Offices,
Westoe Road, South Shields, Tyne and Wear, NE33 2RL

Telephone: **(0191) 424 7688**

Email: **Idf@southtyneside.gov.uk**

Visit: **www.southtyneside.info/planning**

If you know someone who would like this information in a different format contact
the communications team on 0191 424 7385.