

DELEGATED

Report to Planning Committee

6th May 2026

Report of Director of Regeneration and Inclusive Growth

25/2685/LBC

41-45 Yarm Lane, Stockton-on-Tees

Expiry Date: 08 May 2026

Summary

Listed Building consent is sought for the conversion of existing offices to 22no self-contained apartments at 41-45 Yarm Lane (Barrington House).

9no letters of objection have been received following neighbour consultations, although the comments primarily relate to the associated full application (ref 25/2684/FUL). These have been addressed in full within the report for the full planning application

The Listed Building application has been assessed and whilst acknowledging concerns raised, it is considered that the development would not result in any significant conflict with the policies of the Local Plan or relevant chapters of the NPPF and there are no technical reasons why the proposed scheme would be deemed unacceptable in planning terms in which to justify refusal of the listed building consent application.

The application is referred to Members of the Planning Committee to consider in association with the planning application, reference 25/2684/FUL.

Recommendation(s)

That planning application 25/2684/FUL be approved subject to the following conditions;

Time Limit

01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: By virtue of the provision of Section 91 of the Town and Country Planning Act 1990 (as amended).

Approved Plans

02 The development hereby approved shall be in accordance with the following approved plan(s);

Plan Reference Number

A (10) 001

A (30) 001 H

A (30) 002 H

A (30) 003 E

A (30) 004 D

A (30) 005 B

A (30) 006 B

Date Received

29 December 2025

13 February 2026

13 February 2026

13 February 2026

13 February 2026

15 March 2026

15 March 2026

A (30) 007 B

13 February 2026

Reason: To define the consent.

Schedule of Works

03 Notwithstanding the details of the submitted application, prior to the commencement of development, a full schedule of works including materials, internal/external finishes and method statement, shall first be submitted to and be agreed in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the agreed details and retained in perpetuity for the lifetime of the development hereby approved unless otherwise agreed in writing.

Reason: In the interest of visual amenity and to ensure appropriate works are undertaken on the grade II listed heritage asset.

Finishing materials and making good

04 All new external works and finishes and works of making good to the retained fabric, shall match the existing original work adjacent in respect of methods, detailed execution and finished appearance unless otherwise approved in writing by the Local Planning Authority

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Details of mechanical ventilation

05 Prior to the commencement of the installation of any mechanical ventilation, full details of the associated ventilation grilles, services and finishes shall be submitted to and be agreed in writing by the Local Planning Authority. The proposed development shall be carried out in full accordance with those agreed detailed thereafter.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building.

Historic Building Recording

06 (A) No demolition/development shall take place until a programme of historic building recording including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall be broadly in line with Historic England's Level 2 survey with appropriate analysis and include an assessment of significance and:

- i. The programme and methodology of site investigation and recording
- ii. The programme for post investigation assessment
- iii. Provision to be made for analysis of the site investigation and recording
- iv. Provision to be made for publication and dissemination of the analysis and records of the site investigation
- v. Provision to be made for archive deposition of the analysis and records of the site investigation
- vi. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
- vii. The timetable for completion of all building recording and report submission to the LPA

B) No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under condition A.

C) The development shall not be brought into use until the Local Planning Authority has confirmed in writing that the requirements of the Written Scheme of Investigation approved under condition A have been fulfilled or alternative timescales agreed, and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: To allow the historical significance of the listed building to be recorded and further understood

Informative Reason for Planning Approval

Informative: Working Practices

The Local Planning Authority has worked in a positive and proactive manner and sought solutions to problems arising in dealing with the planning application by gaining additional information required to assess the scheme and by the identification and imposition of appropriate planning conditions.

Informative: Bats and nesting birds

Bats and nesting birds are protected under the Wildlife and Countryside Act (1981) and the Conservation of Habitats and Species Regulations 2017. It is an offence to deliberately capture, injure, disturb or kill bats or damage or destroy a roost or habitat. Therefore close inspection of buildings should be undertaken for bats and their roosts, and nests prior to the commencement of any works. This should include any crevices, holes or cracks. If bird nests are evident works should be avoided during the bird nesting season (March-September). If bats are found, work should cease immediately, and contact be made with the National Bat Helpline on 0345 1300 228 or email the BCT on enquiries@bats.org.uk to discuss the best way forward.

Planning Background

1. Listed Building application (reference 24/0936/LBC) and the associated planning application (reference 24/0952/COU) for the change of use of offices to 28no apartments were submitted in May 2024. The applications were subsequently withdrawn in August 2024 due to concerns around the density of the development, impact on the listed building and a lack of parking provision.
2. Listed Building application (reference 24/1820/LBC) and the associated planning application (reference 24/1809/COU) for the change of use of offices to 26no apartments were submitted in October 2024. The applications were subsequently withdrawn in November 2024 as the previous identified issues had not been appropriately resolved.

Site and Surroundings

3. The application site comprises three Grade II listed buildings located at 41–45 Yarm Lane, Stockton, collectively referred to as “the site”.
4. The building group consists of a series of adjoined 2- and 3-storey buildings, with partial basements and attic accommodation, each displaying distinct architectural characteristics. Throughout the 20th century and again in the early 21st century, the individual houses were amalgamated into larger interconnected units to accommodate office use, which continued until the commercial occupier vacated the premises in 2023.
5. The site is situated within a mixed-use area that is predominantly residential, with commercial uses to the north including St Andrew and St George Church, a car wash and vehicle repair garage, and various retail and business premises. An Aldi food store also lies to the northwest.

6. The site is positioned just outside the designated Stockton Town Centre, fronting Yarm Lane and adjoining Lawrence Street to the west and Bowesfield Lane to the east. A narrow, gated service lane runs along the southern boundary of the buildings.
7. Two of the three buildings are enclosed by a historic boundary wall and mature vegetation, which surround the eastern and middle buildings. In contrast, the frontage of the western building is open and currently used for vehicle parking.

Proposal

8. Listed Building consent is sought for alterations to convert the office buildings to 22no individual apartments.
10. Detailed plans have been provided across four floors including the basement to show the layout of the new flatted development. The existing basement plant and storage areas will be retained and upgraded as required to support the proposed conversion, providing landlord, plant and residents storage. New refuse and cycle storage will be accommodated within the rear ground-floor areas and rear courtyards, with collections taken from the end of the rear access alley at Bowesfield Lane and Lawrence Street.
11. The proposal includes no external extensions and requires only minimal interventions to facilitate the proposed flatted development. Kitchens and bathrooms have been arranged to allow vertical stacking and minimise the need for new openings or other alterations. All existing windows will be retained and fitted with secondary glazing to achieve appropriate thermal and acoustic performance.
12. The new proposed external openings include the opening up of a historic doorway previously blocked up to the front elevation with the remaining new openings to the rear courtyards. Existing external doors serving fire escape stairs will be removed and infilled with matching masonry to cill height, with new windows installed above. One additional door will be formed to the rear service lane to access a new refuse store. New rooflights will be added to permit the usability of the internal spaces and to provide smoke ventilation to the main stairways.
13. No external landscaping works are proposed, and existing boundary treatments and vehicle parking area will be retained.

Consultations

14. Consultees were notified, and the following comments were received (in summary).
15. Historic Buildings Officer - This application seeks listed building consent for the creation of 22 residential units at 41-45 Yarm Lane (Barrington House). Barrington House is a grade II listed property situated on the outskirts at Stockton, and its significance lies in its architectural merit and evidential past as housing for the wealthy of 19th century Stockton.

Built as 5 residential houses, Barrington House has most recently been used as office space, and it is considered that the conversion back to residential use is the most appropriate use for the building to conserve its significance. The reinsertion of a front door, retention of historic windows and boundary treatments are all considered to be positive benefits to the property.

The proposed internal amendments generally respect historic spaces and are considered to have a neutral effect on the significance of the property. It is noted that a number of historic doors are to be removed, these doors should be reused throughout the property, and historic

door openings to be blocked up should retain their original door surrounds to allow the history of the property to be clearly visible. A heritage statement was submitted with the application which provides clear and convincing justification for the works and also recommends a program of building recording take place prior to works commencing. I would recommend that such a building recording is conditioned.

Mechanical ventilation required for the proposed works are noted on the submitted floor plans, however these are missing from the submitted proposed elevations. Details of these should be submitted prior to determination, or alternatively conditioned for such details to be submitted prior to the commencement of those works, to ensure they are appropriate to the significance of the building.

Detailed information regarding materials and methods have not been submitted for the proposed works. These details should be submitted either pre-determination, or conditioned for submission prior to works commencing, to ensure the compatibility of materials with the historic fabric and to ensure the significance of the building is not harmed.

Subject to the submission of the above details, it is considered that the proposed works do not harm the significance of the Grade II listed building. The proposal responds positively to the heritage asset in accordance with Local Plan Policy HE2, part 1. An appropriate heritage statement with justification for works has been submitted in line with NPPF 207 with the proposal considered a viable use consistent with the conservation of the building (NPPF 210).

16. Joint Amenity Societies - Having considered the application carefully, we raise concerns to the proposals and to aspects of the application.

All of the buildings in this application (Barrington House, nos.41-45 including the former no. 39) are Grade II-listed, meaning that they are recognised for their national significance and special interest. Built in the mid-late C19th, these buildings were designed as dwellings but converted to office use in the C20th. Despite this, they retain many of their key characteristics and, crucially, maintain their national significance.

This application seeks permission to convert the buildings into 22 separate dwellings, with internal and external alterations. Of particular concern to the Society is the apparent discrepancy of plans and the proposed rooflights.

In regard to the plans, it would appear that the proposed front doors are not reflected in the proposed plans, or if they are, this has not been made clear. We request that further details are supplied on this point, so that the complete level of harm can be understood. If these changes have been reflected in the plans, we request that these be clearly highlighted in the documentation.

Secondly, we are concerned that the proposed rooflights are not yet fully justified. While they would appear to be very similar to conservation rooflights, and not the first rooflights to be inserted into the roof, they still represent an erosion of historic fabric and character. They have not been accompanied by the 'clear and convincing justification' that is required by the National Planning Policy Framework (2024, paras. 212-215). The Society question the need for the number of such roof lights and request further justification.

The rooflights also do not appear to have been reflected on the plans. Only three of the five proposed rooflights can be identified. The application would benefit from more detail here.

This is a concern that can be applied to the wider application. We highlight that this is a nationally significant building and must be accompanied by a 'level of detail [which is]

proportionate to the assets' importance' (NPPF 2024, para. 207). We are concerned that this application is at the lower end of this threshold and would benefit from further detail and information.

We are, however, content to defer to your Authority's conservation team on these matters. If you could keep the Victorian Society updated on your decision, I would be very grateful.

Publicity

17. A site notice was erected on 7th January 2026, and a notice was published in the local press on 15th January 2026.
18. Neighbours were also notified in writing of the proposals and 9no letters of objection were received. Comments have been summarised as below.

Objections

- The development would worsen existing crime and disorder issues in the locality
 - It would result in additional noise nuisance
 - The proposal has insufficient parking which will worsen existing congestion
 - It would have an impact on the community character
 - It would reduce property values
 - The proposal would result in further litter/vermin problems
 - There is an over concentration of HMOs and temporary style accommodation in the area
19. The comments received are acknowledged as relating to the associated full planning application (ref. 25/2684/FUL) rather than the accompanying Listed Building Consent application and have, accordingly, been addressed in full within the report for the full planning application.

Planning Policy Considerations

20. Where an adopted or approved development plan contains relevant policies, Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that an application for planning permissions shall be determined in accordance with the Development Plan(s) for the area, unless material considerations indicate otherwise. In this case the relevant Development Plan is the Stockton on Tees Borough Council Local Plan 2019.
21. Section 143 of the Localism Act came into force on the 15 January 2012 and requires the Local Planning Authority to take local finance considerations into account, this section s70(2) Town and Country Planning Act 1990 as amended requires in dealing with such an application the authority shall have regard to a) the provisions of the development plan, so far as material to the application, b) any local finance considerations, so far as material to the application and c) any other material considerations.
22. Where an adopted or approved development plan contains relevant policies, Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that an application for planning permissions shall be determined in accordance with the Development Plan(s) for the area, unless material considerations indicate otherwise. In this case the relevant Development Plan is the Stockton on Tees Borough Council Local Plan 2019.
23. Section 143 of the Localism Act came into force on the 15 January 2012 and requires the Local Planning Authority to take local finance considerations into account, this section s70(2) Town

and Country Planning Act 1990 as amended requires in dealing with such an application the authority shall have regard to a) the provisions of the development plan, so far as material to the application, b) any local finance considerations, so far as material to the application and c) any other material considerations.

National Planning Policy Framework

24. The purpose of the planning system is to contribute to the achievement of sustainable development. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways. These are economic social and environmental objectives.
25. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11) which for decision making means;
- approving development proposals that accord with an up-to-date development plan without delay; or
 - where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Paragraph 210. In determining applications, local planning authorities should take account of:
a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 212. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 215. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Stockton on Tees Local Plan

Strategic Development Strategy Policy 1 (SD1) - Presumption in favour of Sustainable Development

(1). In accordance with the Government's National Planning Policy Framework (NPPF), when the Council considers development proposals it will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. It will always work proactively with applicants jointly to find solutions which mean that proposals for sustainable development can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

2. Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

3. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise - taking into account whether: - Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or, - Specific policies in that Framework indicate that development should be restricted.

Strategic Development Strategy Policy 8 (SD8) - Sustainable Design Principles

1. The Council will seek new development to be designed to the highest possible standard, taking into consideration the context of the surrounding area and the need to respond positively to the:
 - a. Quality, character and sensitivity of the surrounding public realm, heritage assets, and nearby buildings, in particular at prominent junctions, main roads and town centre gateways;
 - b. Landscape character of the area, including the contribution made by existing trees and landscaping;
 - c. Need to protect and enhance ecological and green infrastructure networks and assets;
 - d. Need to ensure that new development is appropriately laid out to ensure adequate separation between buildings and an attractive environment;
 - e. Privacy and amenity of all existing and future occupants of land and buildings;
 - f. Existing transport network and the need to provide safe and satisfactory access and parking for all modes of transport;
 - g. Need to reinforce local distinctiveness and provide high quality and inclusive design solutions, and
 - h. Need for all development to be designed inclusively to ensure that buildings and spaces are accessible for all, including people with disabilities.
2. New development should contribute positively to making places better for people. They should be inclusive and establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit.
3. All proposals will be designed with public safety and the desire to reduce crime in mind, incorporating, where appropriate, advice from the Health and Safety Executive, Secured by Design, or any other appropriate design standards.
4. New development will seek provision of adequate waste recycling, storage and collection facilities, which are appropriately sited and designed.

Policy HE2 – Conserving and Enhancing Stockton’s Heritage Assets

1. In order to promote and enhance local distinctiveness, the Council will support proposals which positively respond to and enhance heritage assets.
2. Where development has the potential to affect heritage asset(s) the Council require applicants to undertake an assessment that describes the significance of the asset(s) affected, including any contribution made by their setting. Appropriate desk-based assessment and, where necessary, field evaluation will also be required where development on a site which includes or has the potential to include heritage assets with archaeological interest. Applicants are required to detail how the proposal has been informed by assessments undertaken.
3. Development proposals should conserve and enhance heritage assets, including their setting, in a manner appropriate to their significance. Where development will lead to harm to or loss of significance of a designated or non-designated heritage asset the proposal will be considered in accordance with Policy SD8, other relevant Development Plan policies and prevailing national planning policy.
4. The loss of a heritage asset, in whole or part, will not be permitted unless the Council are satisfied that reasonable steps to ensure new development will proceed after loss has occurred. Where the significance of a heritage asset is lost (wholly or in part) the Council will require developers to record and advance the understanding of the significance of the heritage asset in a

manner proportionate to the importance of the asset and impact of the proposal. Recording will be required before development commences.

5. Where the significance of a heritage asset is lost (wholly or in part) the Council will require developers to record and advance the understanding of the significance of the heritage asset in a manner proportionate to the importance of the asset and impact of the proposal. Recording will be required before development commences.

6. The following are designated heritage assets:

d. Listed Buildings

Material Planning Considerations

25. Sections 16, 66 and 72 of the Listed Buildings Act requires the LPA to give special consideration to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses and to the desirability of preserving or enhancing the character or appearance of that area.

26. Development decisions should accord with the requirements of Paragraph 12 of the National Planning Policy Framework which notes that heritage assets are an irreplaceable resource and emphasises that they should be conserved in a manner appropriate to their significance.

Impact on Heritage Asset

27. This application seeks Listed Building Consent for works associated with the internal and limited external alterations required to facilitate the conversion of the Grade II listed building at 41–45 Yarm Lane (Barrington House) from its former office use into 22 self-contained residential apartments.

28. The proposals include internal reconfiguration, installation of building services, secondary glazing, installation of rooflights, fire safety measures, limited alterations to door and window openings and associated works necessary to secure a viable residential use for the listed building. No significant extensions or alterations to the principal elevations are proposed.

29. Barrington House comprises a group of interconnected Grade II listed buildings of 19th century origin, historically constructed as large residential dwellings for affluent occupants. The significance of the listed building derives from its architectural quality, historic plan form, surviving historic fabric including windows, doors and staircases, and its contribution to the historic streetscape along Yarm Lane. While the building has been subject to internal alterations during its 20th century conversion to office use, it retains a clear legibility of its original residential character. Its architectural detailing, scale, and historic setting remain key components of its significance.

30. The building has been vacant since 2023 and is showing early signs of deterioration. Continued vacancy presents a risk to the long-term preservation of the heritage asset. In considering this application, the Local Planning Authority is required to have special regard to the desirability of preserving the listed building, its setting, and any features of special architectural or historic interest, in accordance with Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

31. The National Planning Policy Framework (NPPF), which identifies the conservation of heritage assets as a core planning principle. Paragraphs 205–208 require decision-makers to assess the significance of heritage assets, give great weight to their conservation, and weigh any identified harm against the public benefits of the proposal. At a local level, Policy HE2 of the

Stockton-on-Tees Local Plan seeks to ensure that development conserves and enhances designated heritage assets in a manner appropriate to their significance.

32. The proposed internal works are largely confined to subdivisions required to create self-contained apartments. These changes have been designed to respect historic room proportions where possible and to respond to existing patterns of subdivision arising from the former office use.
33. The Historic Buildings Officer has assessed the proposals and confirms that, subject to appropriate conditions, the internal alterations would have a neutral impact on the significance of the listed building. Existing historic features, including staircases, decorative elements and window openings, are largely retained. Where historic doors are required to be removed, the Historic Buildings Officer has advised that these should be retained and reused elsewhere within the building, and that blocked historic openings should retain visible surrounds.
34. The proposals include only limited external alterations, primarily confined to rear courtyard elevations which are less sensitive and have a limited contribution to the public significance of the asset. With the exception of the reinstatement of a doorway and the installation of three modest rooflights, the principal elevations fronting Yarm Lane will remain substantially unaltered. Existing historic windows are to be retained and supplemented with secondary glazing to improve thermal and acoustic performance, thereby avoiding harm to original fabric. Any new openings are modest in scale, carefully located, and detailed to match existing materials, ensuring that the character and appearance of the listed building is preserved.
35. Mechanical ventilation, fire safety upgrades and servicing are required to facilitate the residential conversion. While such interventions are acknowledged, they are necessary to secure a viable use and have been designed to minimise visual and fabric impact. Details of ventilation grilles, services and finishes are secured by condition to ensure that installations are discreet and compatible with the historic fabric.
36. The proposals would result in no substantial harm to the significance of the Grade II listed building. At most, the works give rise to less-than-substantial harm arising from internal subdivision and modern servicing, which is considered limited and reversible.
37. These minor impacts are considered to be significantly outweighed by the identified public benefits of the scheme, which include securing a long-term viable use for a currently vacant and deteriorating listed building, enabling investment in the repair, maintenance and refurbishment of the historic fabric, restoring the building to a residential use consistent with its original purpose, and contributing positively to the character and quality of the surrounding townscape. The proposals therefore accord with Paragraph 208 of the NPPF, which supports development that secures the optimum viable use of a heritage asset.
38. Considerable weight has been given to the statutory duty under Section 66(1) of the 1990 Act. The proposals are considered to preserve the listed building and its special architectural and historic interest.
39. Subject to conditions requiring detailed control over materials, finishes, re-use of historic fabric, and a programme of building recording prior to works commencing, the application accords with national and local heritage policy.

Conclusion

40. In conclusion, it is considered that the proposed works would preserve the special architectural and historic interest of the Grade II listed building. Any minor and limited harm arising from

internal alterations is clearly outweighed by the public benefits of securing the building's viable long-term use.

41. The proposals are therefore found to comply with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework, and Policy HE2 of the Stockton-on-Tees Local Plan.
42. It is recommended that Listed Building Consent be granted, subject to the imposition of appropriate conditions controlling materials, detailed design, historic fabric retention, and building recording.

Financial Implications

No known implications

Environmental Implications

No known implications

Legal Implications

No known implications

Community Safety Implications

The provisions of Section 17 of the Crime and Disorder Act 1998 have been taken into account in the preparation of this report

Human Rights Implications

The provisions of the European Convention of Human Rights 1950 have been taken into account in the preparation of this report.

Ward and Ward Councillors

WARD	Ropner
Ward Councillor	Councillor Shakeel Hussain
Ward Councillor	Councillor Sufi Mubeen

Background Papers

National Planning Policy Framework
National Planning Practice Guidance
Stockton on Tees Local Plan Adopted 2019
SPD Local Design Guide
SPD Landscaping and Trees
SPD Housing

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