

**Northumberland and Newcastle Society
Planning comments for Newcastle City Council applications - June 2023**

Application Reference	Application Type	Location Details	Proposal
2023/0544/01/LBC	Listed Building Consent	36-40 Clayton Street, Newcastle Upon Tyne, NE1 5PF	Conversion of part of ground, 1 st , 2 nd & 3 rd floors to aparthotel including internal alterations. Removal / installation of partition walls / doors and secondary glazing. External alterations including installation of new timber framed shop fronts / new entrance doors to ground floor. Install new timber framed glazed door to form entrance. Install entrance / fire escape door to Newgate St elevation; repair and refurbish existing sash windows and installation of external ventilation extract vents and flue extract to rear elevation terminating above roof eaves.
2023/0543/01/DET	Detailed Application	As above	Change of use part of the ground floor, 1 st , 2 nd & 3 rd floors from retail (Class E) to 13 bed aparthotel (Class C1). External alterations incl new entrance doors to Clayton St / Newgate St elevations and external flue extract. Provision of internal bin and cycle store facilities.
Planning Officer	Lucille Robertson		
Comment	<p>The Northumberland and Newcastle Society (N&N) supports grant of planning approval for this scheme subject to clarification of the matters referred to below.</p> <p>In principle the Society welcomes schemes that recognise the value of Newcastle's built heritage assets and deliver long term sustainability, we also note this application follows on from an alternative, recently withdrawn scheme.</p> <p>Our assessment of this scheme is that it represents a reasonable approach however we do question the aparthotel designation as the supporting comments suggest a lack of appropriate services for potential clients. This appears to indicate the provision of services for guests does not match with the requirement that should be expected. This assessment notes what appear to be minimal kitchen facilities for guests.</p> <p>We would also question whether a defined user for the vacant space to be let on ground floor has been established?</p>		
2023/0788/01/DET	Detailed Application	Metropolitan House, 19 - 21 Collingwood Street, Newcastle Upon Tyne, NE1 1JE	Change of use of basement, ground & 5 th floor from retail (Class E) to drinking establishment (Sui Generis), 1 st to 4 th floors from Offices (Class E) to hotel (Class C1). Install

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			new shop front, timber doors & fixed glazing to hotel entrance, 4 no floodlights and 2 no CCTV cameras, refuse storage with roller shutter and 2 no extract grilles to rear (As amended 09/06/2023)
Planning Officer	Josh Murphy		
Comment	<p>The Northumberland and Newcastle Society (N&N) supports grant of planning approval for this scheme subject to clarification of the matters referred to below.</p> <p>The Society enthusiastically endorses schemes that bring sustainable reuse to vacant heritage buildings in Newcastle and as such we believe this a reasonable project. Metropolitan House is a fine example of a very limited number of buildings of its time and design in the city and it deserves respect and a sympathetic approach to make the most of its setting and architectural value.</p> <p>The most prominent and publicly visible face of this building is the Collingwood Street elevation and the mock up images shown in the Design and Access statement (D&A) demonstrate a good approach to presenting this frontage. Collingwood Street has an eclectic range of impressive and stylish building frontages and the proposals shown in the D&A suggest this scheme will make a positive contribution to this outstanding street scene.</p> <p>The Society notes there are objections from nearby residents that appear to relate to the proposed elevational treatment at the rear of the building. We would expect the treatment of each elevational face of this building to be measured carefully against the architectural vernacular of its surroundings. Given the degree of care and attention applied to the outstanding regeneration of nearby properties including the former Stamp Exchange, we believe this level of quality should be continued on Metropolitan House.</p>		
2023/0827/01/LBC	Listed Building Consent	124 Grainger Street, Newcastle Upon Tyne, NE1 5AF	Alterations to elevations incl 2 sets of internally illuminated LED lettering, 1 no double sided internally illuminated LED projecting sign and vinyl lettering to internal shop front glazing, internal alterations to include installation of metal stud partitions to basement and ground floors and general refurbishment.
Planning Officer	Ryan Siu		
Comment	<p>The Northumberland and Newcastle Society (N&N) supports grant of planning approval for this scheme.</p> <p>The Society notes the site forms an important element in Grainger Street and in the Central Arcade, both being examples of Newcastle's truly outstanding and unique historic architectural identity.</p> <p>In our assessment this scheme is a respectful and reasonable intervention that should reflect the city council's shopfronts policy and the historic fabric of the building. We note the style and scale of the lettering to be applied is in proportion to the building and equally is sympathetic in its design.</p>		