

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

| Application Reference | Application Type | Location Details | Proposal |
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| 23/00705/LBC | Listed Building Consent | 11 Spanish City Plaza Whitley Bay Tyne And Wear NE26 1BG | Construction of an external roof terrace and associated structures to the western elevation of the former Carlton Club and internal alterations. |
| 23/00704/FUL | Full Application | As above | As above |
| 23/00657/LBC | Listed Building Consent | As above | External alterations to the north, east, south and west elevations, revisions to internal layout and replacement of pyramidal rooflight to north side of auditorium with a historically accurate domed rooflight. |
| Planning Officer | Julia Dawson | | |
| Comment | <p>The Northumberland and Newcastle Society (N&N) recommends grant of planning approval for this scheme is deferred subject to clarification of the matters referred to below.</p> <p>The Society is an enthusiastic supporter of the outstanding restoration work that has been undertaken on this truly iconic building. We welcome the commitment to respectful and sustainable reuse of all elements of the historic Spanish City site.</p> <p>We acknowledge there is balance to be found in minimising interventions that impact on the historic fabric of the building whilst simultaneously facilitating its viable long term use. We note this scheme has attracted controversy with a range of opinions both in favour and opposed to it proceeding.</p> <p>In our assessment there are 2 elements to the scheme, i.e. those affecting the external features of the building and those affecting the interior.</p> <p>In dealing with the external features, the Society commends the aim to bring the roof terrace back into use, we believe the proposed external elevations are both respectful of historic fabric and add visual value. We would seek clarity on whether the terrace overlooks nearby properties and if so what mitigation measures would be required. We also note the commitment to there being no music on the terrace and would expect this to be subject to an explicit planning condition.</p> <p>The scheme makes reference to interior alterations that would appear to facilitate food outlets, however we found the proposal unclear on the detail of what interventions are required around services and design. In addition there are references included that make provision for new floors and staircases with statements to the effect that these 'respect the building'. Given the care and attention to detail applied to the generic renovation of Spanish City such interventions require an explicit explanation to assess their impact on historic fabric.</p> <p>We acknowledge the concerns of others in seeking to ensure the highest standards of quality and presentation are applied to the proposed bars, fast food and other outlets. We also note there may be some commercial conflict with the offering in the Rotunda next door and other nearby premises.</p> | | |

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| | <p>In summary the Society believes it is of great importance that the outstanding efforts applied so far to the regeneration of Spanish City as a whole are maintained with appropriate, sympathetic and sensitive additions that truly add to the appeal of this amazing heritage asset.</p> | | |
| 23/00655/CLPROP | Certificate of Lawful Purpose | Linskill Centre Linskill Terrace North Shields Tyne And Wear NE30 2AY | Installation of 40 PV panels on rear south facing roof of the block to the east of the existing PV array. Installation of further PV panels on west wing roof. |
| Planning Officer | Rebecca Andison | | |
| Comment | <p>The Northumberland and Newcastle Society (N&N) supports grant of planning approval for this scheme.</p> <p>The Society enthusiastically supports the application for the installation of an array of photovoltaics on the roofs of the Linskill Centre in North Shields. It is our view that such developments should be encouraged by North Tyneside Council to assist in achieving its targets to become a carbon neutral borough. It is surely much more cost effective and environmentally friendly to use the roofs of existing buildings in urban areas for solar energy capture systems rather than taking up valuable open spaces and productive farming land especially in the green belt.</p> <p>We would like to see all new buildings especially high energy users such as supermarkets to include photovoltaics in their original designs as its more expensive to fit retrospectively and for the council's planning officers to encourage this approach when dealing with developers in pre- application discussions.</p> | | |
| 23/00634/FUL | Full Application | The Redburn Wallsend Road North Shields Tyne And Wear NE29 7AF | Erection of a fuel filling station, convenience store, canopy, petrol pumps, with associated access and car parking |
| Planning Officer | Rebecca Andison | | |
| Comment | <p>The Northumberland and Newcastle Society (N&N) objects to grant of planning approval for this scheme for the reasons referred to below.</p> <p>The Redburn was built as the vicarage of St John's Church, Percy Main, which lies a short distance to the south on St John's Terrace, on what was the southern edge of the village. The church, built in 1862, is listed grade 2. The architect was the esteemed Anthony Salvin and it seems reasonable to assume that the vicarage was built about the same time by the same architect. It has many of the architectural features of the period and we note late 19th century maps show it set in a garden among trees. The pub takes its name from the Red Burn, a stream that ran in front of the vicarage and is now culverted.</p> <p>It is believed that the vicarage was sold in the 1940s when it became a pub. There have been several planning applications which affect its character. Several unfinished alterations add to its derelict appearance but the original vicarage is still clearly intact.</p> <p>As a generic principal the Society is opposed to the demolition of structurally viable buildings and specifically those that have architectural merit and or are valued by local communities. Whilst we note this building is not a listed heritage asset, nonetheless it has great significance to the community as is demonstrated by the extent of objections to the scheme. Given its historic</p> | | |

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| | <p>significance and value to the local community, the Society believes there is a powerful case for The Redburn to be protected as a heritage asset within the local list, both as a remnant of Percy Main village and equally due to its individual, substantial architectural interest.</p> <p>We would expect an exhaustive approach to finding a more constructive use for this site rather than to encourage its short term use as a filling station given the requirement to phase out internal combustion engine driven vehicles. There are surely already sufficient fuel stations locally available and to demolish a building of local importance in order to provide such a time limited capability is not justified.</p> <p>The Society notes the strong local opposition to this application in the form of a petition. The site is on the edge of what is now a residential area where an increase in traffic is not desirable. The roundabout is already very busy and the proposal would add to congestion, with turning movements hindering free flow.</p> <p>This site demands a more constructive approach to its reuse and we see no reason why an imaginative design incorporating the existing building cannot deliver capability and viability for the developer. Conversion into apartments would seem to be worth investigating as one possibility.</p> <p>Additionally, it is evident the proposed scheme seeks to use the existing pub car park entry and exit points for vehicular access from the adjacent roundabout. The application form states that pedestrian and vehicle access are not altered, but we see this as questionable. There is at present no viable vehicle access to the pub from Wallsend Road to the north or Brackley Road at the rear. From a further practical perspective the Swept Path Analysis drawing for tankers also shows the difficulties they would have in manoeuvring.</p> <p>In summary the Society is opposed to the current scheme and would strongly recommend a reappraisal of the proposals to retain the existing building and incorporate a residential element to this site. The pub and the church are almost the only visible remnants of the history of Percy Main and its colliery and for this reason the Society considers there is a strong case for finding an alternative use.</p> | | |
| <p>23/00856/CLPROP</p> | <p>Certificate of Lawful Purpose</p> | <p>Collingwood Mansions New Quay North Shields Tyne And Wear</p> | <p>Roof replacement, coat the existing lead lined gully's in a liquid plastic system keeping the existing in place and the sealing in place. For the pitched roof it is proposed to use a man-made fibre cement slate</p> |
| <p>Planning Officer</p> | <p>Rebecca Andison</p> | | |
| <p>Comment</p> | <p>The Northumberland and Newcastle Society (N&N) recommends grant of approval for this scheme is deferred for further information subject to the comments below.</p> <p>The Society understands Collingwood Mansions were built in the late 1980s in a historic architectural style matching the lost wing of the Grade 2 listed Northumberland Arms hotel. This was all part of the New Quay developed by the Duke of Northumberland in 1806.</p> <p>The building is backed by a steep and densely wooded slope and is barely visible from the housing area on the upper bank. Nevertheless the building</p> | | |

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| | <p>is in the New Quay conservation area and conservation principles should be applied when alterations are being discussed.</p> <p>We believe the application is incomplete in that it does not contain any visual information or anything to describe the present state of the roof which is to be replaced. The proposed change appears based on use of what seem like inferior materials to the original and thus suggest consideration of only cost . The illustrated fibre cement slates which are proposed differ significantly from the existing slates particularly in their regularity and slightly shiny finish. An appropriate and environmentally better repair would be to salvage the existing slates and make good.</p> <p>In addition, notwithstanding awareness of physical integrity issues, we question the application of a polymer membrane over leadwork as this could inhibit the lead's natural expansion and contraction, leading to damage.</p> <p>In summary the Society considers that more detailed information is needed both about the extent of the problems and the proposed remedies.</p> | | |
| <p>23/00713/FUL</p> | <p>Full Application</p> | <p>66 - 67 Howard Street North Shields Tyne And Wear NE30 1AF</p> | <p>Proposed upgrading and repairs to the front elevation</p> |
| <p>Planning Officer</p> | <p>Rebecca Andison</p> | | |
| <p>Comment</p> | <p>The Northumberland and Newcastle Society (N&N) objects to grant of planning approval for this scheme in respect of the matters referred to below.</p> <p>We note this property lies within the North Shields Heritage Action Zone introduced in 2021, a key aim of this is the restoration of the historic frontages of buildings which have been lost through later unsympathetic alterations.</p> <p>The N&N Society supported a previous application (ref 21/02522/FUL) which would achieve this restoration and was approved in February 2022. The present application seeks to supersede this with a scheme that achieves little more than removing the ground floor tiling and replacing it with render to match the upper floor. When considering the aims of the Heritage Action Zone this is a significant backward step which will perpetuate the damage done to the historic street and conservation area by the previous changes.</p> <p>The Society is strongly of the opinion that the application should be refused because it does not enhance the character of the conservation area.</p> | | |