

Northumberland and Newcastle Society (N&N)

Planning comments for Newcastle City Council applications – August 2023

Application Reference	Application Type	Location Details	Proposal
2023/1301/01/DET	Detailed Application	Land east of Newcastle Central Station and South of Neville St, Newcastle upon Tyne	Change of use of highway and erection of temporary tipi structure and boundary timber fence to form bar with food sales (Sui generis) from 28th September 2023 to 1st January 2024
Planning Officer	Josh Murphy		
Comment	<p>The Northumberland and Newcastle Society (N&N) believes planning approval for this scheme should be refused.</p> <p>The Society has previously commented on similar schemes at this location and was profoundly disappointed at the grant of approval in the recent past. As a principal gateway for local people and visitors to our great city, the Central Station projects the style and elegance of Newcastle’s world class heritage architecture.</p> <p>This proposal is entirely inappropriate as it devalues and harms the setting of the Central Station, a grade 1 listed building, offering no discernible public benefit. There are many established and welcoming hospitality venues nearby providing a much wider range of services and quality that eclipse this proposal. This scheme lacks any empathy with this important heritage asset and we strongly believe the application should be refused.</p>		
2023/1177/01/LBC	Listed Building Consent	Norfolk House Grey Street, Newcastle upon Tyne, NE1 6BZ	Alterations to elevations including installation of new entrance doors anthracite grey RAL no 7016, Internal alterations include replacement lift shaft, staircase, alterations to partition walls, form new openings, remove 3 rd floor ceiling and replacement roof lights.
2023/1176/01/DET	Detailed Application	As above	As above
Planning Officer	Helen Spoor		
Comment	<p>The Northumberland and Newcastle Society (N&N) supports grant of planning approval for this scheme subject to the following comment.</p> <p>As a general principle the Society recognises the value of sensitive and sympathetic updating of heritage buildings that seek to bring long term sustainability to these important assets. Grey Street is globally recognised as Newcastle’s architectural gem and we welcome and support the intention of the applicant to delivering beneficial occupancy to this building.</p> <p>We acknowledge this scheme involves intervention with elements of what appears to be the historic fabric of the building, notwithstanding this we do feel these interventions are acceptable. We would expect the conservation officer to ensure the specific aspects of the intervention are minimised.</p>		
2023/1294/01/DET	Detailed Application	Land south of former glassworks Northumberland Road, Lemington,	Erection of Battery Storage System, associated development and infrastructure (including landscaping and access)

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		Newcastle upon Tyne, NE15 8SX	
Planning Officer	Chris Stanworth		
Comment	<p>The Northumberland and Newcastle Society (N&N) submits the following generic comment in respect of this application.</p> <p>We note this area of Lemington has been subject of several separate planning applications and consents in recent times. It is evident the area contains multiple sites of historic significance including those that have been overlooked and neglected.</p> <p>The Society acknowledges installations of battery storage serve an important function in the generic effort to reduce climate change impacts and we have no objection in principle to this scheme. We welcome the attention to detail applied to this proposal in identifying heritage assets within the site and nearby. This attention to detail highlights the potential for a much greater understanding of the place-making amenity value of Lemington's local heritage in the wider development strategy for the area.</p> <p>In view of the above we would encourage Newcastle City Council to actively consider how a heritage led approach contributes to development in this area.</p>		
2023/1170/01/LBC	Listed Building Consent	Dunn Terrace Neighbourhood bounded by Byker Bank to west, Albion Row to south, Shields Road bypass to North & old railway line to east, Newcastle upon Tyne, NE1	External environment works to Dunn Terrace neighbourhood including bin stores, works to & replace fencing, gateways, provide lighting, install CCTV, hard and soft landscaping, trees, open space and play areas, alter car parking provision and create new car parking spaces and associated stopping up of public highway.
2023/1162/01/DET	Detailed Application	As above	As above
Planning Officer	Colin Rising		
Comment	<p>The Northumberland and Newcastle Society (N&N) supports grant of planning approval for this scheme.</p> <p>The Society welcomes and supports the objectives of this scheme to respect and celebrate this renowned heritage asset. We recognise the need for a holistic approach to maintain and enhance the integrity of Byker Village in a thoughtful scheme that adds amenity value for residents.</p> <p>We believe that the proposed interventions have been carefully considered and are appropriate, we commend the care and attention to detail that has been applied.</p>		
2023/1123/01/LBC	Listed Building Consent	78 Grainger Street, Newcastle Upon Tyne, NE1 5JQ	Alterations to elevations including 1 set of halo illuminated lettering, 1 double sided trough-lit projecting sign, install CCTV, repaint entrance doorway in Black BS-00-E-53, internal alterations including install roller shutters behind shopfront.
Planning Officer	Jessica Annan		
Comment	The Northumberland and Newcastle Society (N&N) supports grant of planning approval for this scheme subject to the following comment.		

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	<p>As a general principle the Society welcomes and supports the commitment of owners of built heritage assets to maintain both their integrity and purpose. We would expect the City Council to carefully scrutinise this application to ensure that it is compliant with Newcastle's historic shopfronts policy.</p>		
2023/1047/01/LBC	Listed Building Consent	42 - 44 Grainger Street, Newcastle upon Tyne, NE1 5JG	Alterations to elevations including 2 back lit halo illuminated brass letter sets, 1 no double sided externally illuminated projection sign with Gold 'D' letters (RAL 1036) LED lighting strip fixed to fascia, install extract flue and louvered grill to rear. Internal alterations include installation of stud walls & doors, fixed seating, upgrading lighting, flooring and general refurbishment of basement & ground floor, new ceiling and kitchen to ground floor to facilitate restaurant.
2023/1046/01/DET	Detailed Application	As above	As above
Planning Officer	Jessica Annan		
Comment	<p>The Northumberland and Newcastle Society (N&N) supports grant of planning approval for this scheme subject to the following comment.</p> <p>As a general principle the Society welcomes and supports the commitment of owners of built heritage assets to maintain both their integrity and sustainability. We consider this proposal to be reasonable and appropriate. Notwithstanding the above we would expect the City Council to carefully scrutinise this application to ensure any intervention with the historic fabric of this important asset is minimised and that the proposal is compliant with Newcastle's historic shopfronts policy.</p>		
2023/1232/01/LBC	Listed Building Consent	Northern Goldsmiths, 1 Blakett Street, Newcastle upon Tyne, NE1 5AU	Refurbishment and security enhancements including replacement of ground floor shop front glazing, security shutters and housing, ground floor entrance doors, lift and alterations to lift shaft, remove 1 st floor partition wall, install air handling units, replace advertisements and other minor alterations and refurbishments.
Planning Officer	Katie Rowe		
Comment	<p>The Northumberland and Newcastle Society (N&N) supports grant of planning approval for this scheme.</p> <p>The Society commends the applicant's commitment to protecting and enhancing this unique, prominent and outstanding heritage asset.</p>		
2023/1215/01/LBC	Listed Building Consent	Lloyds No 1, The Quayside Bar, 31 - 35 Close, Newcastle upon Tyne, NE1 3RN	Alterations to elevations including removing brick infills replaced with lightweight panels, timber repairs as appropriate, lime rendering of plinth walls and stonework repairs.
Planning Officer	Katie Rowe		

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Comment	<p>The Northumberland and Newcastle Society (N&N) supports grant of planning approval for this scheme.</p> <p>The Society welcomes and supports the commitment of the applicant to protect the integrity of this important heritage asset. We note and commend the detailed assessment of the condition of the building within the application. It is evident that intervention is required to prevent further deterioration of the structural fabric of the building and we consider the proposal to be a reasonable and appropriate response.</p>		
2023/1096/01/LBC	Listed Building Consent	02 City Hall Northumberland Road, Newcastle upon Tyne, NE1 8SF	Alterations to front and east elevations to include installation of speakers for emergency use only.
2023/1095/01/DET	Detailed Application	As above	As above
Planning Officer	Lucille Robertson		
Comment	<p>The Northumberland and Newcastle Society (N&N) believes this scheme should be deferred pending further information.</p> <p>We were unable to assess these applications as no supporting documents are shown within the log on the City Council's planning portal. As such we believe this scheme should not have been validated and therefore must be deferred pending the provision of sufficient information to justify validation.</p>		
2023/1268/01/DET	Detailed Application	8 Nelson Street, Newcastle Upon Tyne	Install new mechanical plant to include kitchen extraction flue, bathroom extraction, air conditioning and 3no. condensers to roof.
Planning Officer	Jessica Annan		
Comment	<p>The Northumberland and Newcastle Society (N&N) believes this scheme should be deferred pending further information.</p> <p>We were unable to assess this application due to there being no supporting documents within the log on the City Council's planning portal. As such we believe this scheme should not have been validated and therefore must be deferred pending the provision of sufficient information to justify validation.</p>		