

**Northumberland and Newcastle Society (N&N)
Planning application submissions January 2023**

Application Reference	Application Type	Location Details	Proposal
2022/1642/01/DET	Detailed Application	Former Kelly's Yard, Foundry La, Newcastle, NE6 4LY	Erection of 5 storey mixed use short-term let 28 bed aparthotel (Sui Generis) with 2 commercial units to ground floor (Class E) associated parking and infrastructure.
Planning Officer	Karen Shotton		
Comment	<p>The Northumberland and Newcastle Society (N&N) supports grant of planning approval for this application.</p> <p>We believe that the proposed use is acceptable and that the size and scale of the development is appropriate to its immediate and wider location. We note that the design style references the warehouse / industrial heritage of the Ouseburn valley and adds to the offering of this vibrant locality.</p> <p>We note the efforts made to mitigate noise issues at both front and rear which have been artfully turned into architectural effect.</p>		
2022/2113/01/LBC	Listed Building Consent	House Of Savannah, 1 Eldon Square, Newcastle Upon Tyne, NE1 7JG	Alterations to elevations, unblocking windows, repairs, refurbishment to shutters, install new timber sliding sash window, enclosed outdoor seating area & cycle hoops, internal alterations, removal and installation of partition walls and doors, removal of timber framed lobby, new wc within plant room and general refurbishment to create cafe at ground floor and aparthotel to 1 st , 2 nd & 3 rd floors.
2022/2112/01/DET	Detailed Application	As above	Change of use from hairdressers to cafe/restaurant (E(b) and aparthotel (Sui Generis), including elevational alterations.
Planning Officer	Karen Shotton		
Comment	<p>The Northumberland and Newcastle Society (N&N) supports grant of approval for these applications subject to the comments below.</p> <p>The Society enthusiastically welcomes and supports applications that offer a sustainable future for built heritage assets in Newcastle. We believe the proposed use as an aparthotel is acceptable in bringing an element of residential life back to the city centre.</p> <p>We note the alterations and additions require a reasonable degree of intervention and we note that historic cornices and other details are to be retained even when concealed with “reversible” fabric. We applaud this sensitive treatment and respect for the historic fabric of an important listed building.</p> <p>In our assessment there is insufficient information in the application to understand how the services, particularly drainage are to be inserted into the existing fabric and we would expect that better quality, more comprehensive information on services is a specific condition of any approval.</p>		

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2022/1967/01/DET	Detailed Application	Land On The South Side Of Heber Street, Newcastle Upon Tyne, NE4 5TN	Erection of 8 to12 storey building for student accommodation comprising 293 studio rooms (Class C3) and 20 x 4 and 5 bed cluster apartments (Class C4) (411 rooms in total) with ancillary facilities, public realm, hard and soft landscaping.
Planning Officer	Josh Murphy		
Comment	<p>The Northumberland and Newcastle Society (N&N) submits the following generic comment in respect of this planning application.</p> <p>This application slots a large building into a landscape / townscape of other very large buildings and should have no adverse impact therefore, on its immediate, or broader city environment.</p> <p>We are encouraged by the amount of soft landscape which should co-ordinate well with the generally high quality landscape in the Helix development.</p>		
2022/1763/01/DET	Detailed Application	Building Plot At Hedley House, 1 Kings Manor, Newcastle Upon Tyne,	Erection of 2 student accommodation buildings 8-12 storeys in height, comprising 629 bed spaces 181 studios (Class C3) and 66 apartments (Class C4) with associated car (9 spaces) and cycle parking (64 spaces), access, servicing and external landscaping.
Planning Officer	Lucille Robertson		
Comment	<p>The Northumberland and Newcastle Society (N&N) submits the following generic comments in respect of this planning application.</p> <p>We acknowledge the proposed usage is acceptable, making very good sense of its location next to Northumbria University.</p> <p>The proposed size and scale is appropriate to this “gateway” site into the Eastern side of the city and we believe the architectural effect of textured brickwork will be an improvement on the previous garish 1980s buildings.</p> <p>In recent years the Society has made submissions to relevant public consultations including the regional strategic Metro and rail plan and for proposed changes to the A167(M) central motorway and access roads adjacent to this site. We believe that provision should be made to protect an alignment to accommodate a heavy rail link to Newcastle Airport adjacent to Trafalgar Street on the west side of this development. In our assessment a line of route enabling a much more resilient and practical connection from the East Coast Main rail line with the Nexus Metro network should be provided at Manors than is currently proposed. In view of this we would ask that the footprint of this proposed development leaves sufficient space for future reinstatement of this rail line.</p>		
2022/2060/01/DET	Detailed Application	Percy Tall, Percy House, Percy St, Newcastle Upon Tyne, NE1 4PW	Replacement of fenestration and recladding of existing office with associated works.
Planning Officer	Helen Spoors		
Comment	<p>The Northumberland and Newcastle Society (N&N) submits the following generic comments in respect of this planning application.</p>		

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	As a general principle the Society welcomes a sustainable approach where applicants propose to make alterations to structurally sound existing buildings rather than seeking demolition. Whilst we feel the proposals offer an opportunity to create greater visual interest we acknowledge the scheme appears to be a reasonable solution based on acceptable interventions.		
2023/0026/01/LBC	Listed Building Consent	LNER Offices Platform 12, Central Station, Neville Street, Newcastle upon Tyne, NE1 5DL	Alterations to include additional entrance by re-configuring existing stairs and replace window with door to ground floor, replace upper level window with fire escape window, existing walkway escape to be extended and fitted with stairs, removal of partition walls and a small section of stud wall to allow for new wc, open plan offices and general refurbishment throughout.
Planning Officer	Simon Parkin		
Comment	<p>The Northumberland and Newcastle Society (N&N) supports grant of planning approval for this application.</p> <p>The Society enthusiastically supports applications that demonstrate sustainable use of Newcastle's globally renowned heritage assets. We welcome the respect shown for the historic fabric and use of materials appropriate for this important Grade 1 listed building.</p>		
2022/2045/01/LBC	Listed Building Consent	Alderman Fenwicks House, 98 - 100 Pilgrim St, Newcastle, NE1 6SQ	Alterations to elevations to include display of 1 projecting sign to south pend and 2 brass entrance signs to north east elevation.
Planning Officer	Helen Spoors		
Comment	<p>The Northumberland and Newcastle Society (N&N) submits the following generic comments in respect of this planning application.</p> <p>The Society enthusiastically supports applications that provide for sustainable use of Newcastle's globally renowned heritage assets. Notwithstanding this, we would expect this application to be carefully scrutinised to ensure respect for the outstanding restoration effort that has been applied to this significant historic building.</p>		
2022/1874/01/LBC	Listed Building Consent	My Delhi Indian Streeterly, 87a Clayton St, Newcastle, NE1 5PY	Alterations to elevations incl display of 1 halo illuminated fascia sign (Luminous Orange) RAL No 2005
2022/2094/01/ADV	Advertisement Consent	As above	As above
Planning Officer	Beth Linscott		
Comment	<p>The Northumberland and Newcastle Society (N&N) submits the following generic comments in respect of these applications.</p> <p>We would expect these applications to be carefully scrutinised to ensure respect for the fabric of this significant historic building and for compliance with the Newcastle City Council's heritage assets shopfronts policy.</p>		
2023/0004/01/LBC	Listed Building Consent	Pret A Manger, 150 Grainger Street, Newcastle	Alterations to elevations incl display of 2 sets of externally goose neck lamp lit lettering / 3 no internally illuminated projecting signs, clean

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		Upon Tyne, NE1 5AF	entrance porch / paint shop front in Mazarine Blue RAL no 5010, internal alterations incl new wc to basement, removal of wc at ground floor and general refurbishment.
Planning Officer	Charlotte Coyne		
Comment	<p>The Northumberland and Newcastle Society (N&N) submits the following generic comments in respect of this planning application.</p> <p>We would expect this application to be carefully scrutinised to ensure respect for the historic fabric of this significant and prominent heritage asset and for compliance with the Newcastle City Council's historic shopfronts policy.</p>		
2022/1984/01/LBC	Listed Building Consent	Hex Nails @ U, 34 Neville Street, Newcastle Upon Tyne, NE1 5DF	Alterations to elevation to display 1 double sided non illuminated projecting sign.
2022/1909/01/ADV	Advertisement Consent	As above	As above
Planning Officer	Jordan Reeve		
Comment	<p>The Northumberland and Newcastle Society (N&N) submits the following generic comments in respect of these applications.</p> <p>We would expect this application to be carefully scrutinised to ensure respect for the historic fabric of this significant and prominent heritage asset and for compliance with the Newcastle City Council's historic shopfronts policy. We would question the logic and need for a projecting sign as it will effectively be obscured by the County Hotel canopy to the east.</p>		
2022/1969/01/DET	Detailed Application	Hunters Motorcycles, 241a Westgate Rd, Newcastle, NE4 6AE	Change of use of part of retail unit (Class E) at 1 st & 2 nd floor to 4 bed HMO (Class C4), erection of 1 st floor extension to rear and 2 no dormer extensions to front.
Planning Officer	Stephen Edwards		
Comment	<p>The Northumberland and Newcastle Society (N&N) submits the following generic comments in respect of this planning application.</p> <p>We note this area of Westgate Hill has seen numerous applications for change of use to HMO occupation in recent years. Whilst the N&N acknowledges there is demand for this form of housing we are equally concerned at proliferation of HMO accommodation in some areas of Newcastle. We believe the volume of HMOs in some wards has resulted in a generic loss of local housing provision and a substantial adverse effect on community sustainability.</p>		
2022/1958/01/DET	Detailed Application	33 Sunbury Ave, Newcastle Upon Tyne, NE2 3HD	Change of use residential dwelling (Class C3) to 3 bed HMO (Class C4).
Planning Officer	Beth Linscott		
Comment	<p>The Northumberland and Newcastle Society (N&N) submits the following generic comments in respect of this planning application.</p> <p>The Society notes that Jesmond is a popular location for applications for change of use to HMO occupation. Whilst the N&N acknowledges there is demand for this form of housing we are equally concerned at proliferation of HMO accommodation in some areas of Newcastle. We believe the volume of HMOs in some wards has resulted in a generic loss of local housing provision and a substantial adverse effect on community sustainability.</p>		

