

**Northumberland and Newcastle Society (N&N)
Planning and Development Team**

Newcastle upon Tyne Planning Comments – March 2023

Application Reference	Application Type	Location Details	Proposal
2023/0269/01/DET	Detailed Application	Land To The South Of A696, West Of Newbiggin Lane And North Of Hareydene (upper Callerton), Newcastle Upon Tyne.	Phased Hybrid application: full planning permission for 394 homes (Class C3) & access via Spine Road to Whorlton La, associated landscaping, public open space, sustainable urban drainage & infrastructure; outline permission (all matters reserved except access) for up to 1,206 homes (Class C3), allotments, primary school (Class F1), local centre (incorporating up to 900sqm of Class E - Retail/Class F2 - Local Community Use) and associated landscaping, public open space, sustainable urban drainage features and infrastructure.
Planning Officer	James Sewell		
Comment	<p>The Northumberland and Newcastle Society (N&N) submits the following comments in respect of this scheme.</p> <p>The Society acknowledges this site is one that has been approved and allocated for substantial development within the Newcastle Gateshead Core Strategy. We understand the principle for this development within the strategy has been established through demand for the proposed residential units. Notwithstanding this accepted principle of development we profoundly regret the loss of green space and productive agricultural land when there are substantial brownfield sites in Newcastle that remain vacant.</p> <p>We note the site is close to the flightpath for aircraft approaching and departing from Newcastle International Airport and residents are likely to be impacted accordingly.</p> <p>We welcome commitments to compliance with the National Design Code and Building for a Healthy Life, however it does appear the scheme is ‘marking its own homework’ in the award of these standards. Irrespective of this we would expect the planning authority to place stringent conditions to any approval to ensure the applicant delivers in full against these criteria and likewise those relating to provision of public spaces and facilities.</p> <p>The Society reluctantly accepts the realities of strategic decision making that underpin this scheme but nonetheless we would expect the planning authority to scrutinise the fundamental need for the proposed housing given its irreversible environmental impact.</p>		
2023/0389/01/DET	Detailed Application	Grievesson's Yard Leighton Street, Newcastle Upon Tyne,	Demolition of existing buildings and erection of 5 storey mixed use residential development including 84 no apartments (Class C3), 3 no commercial units (Class E) at

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			ground floor, 32 car parking spaces and associated landscaping.
Planning Officer	Helen Spoors		
Comment	<p>The Northumberland and Newcastle Society (N&N) supports grant of planning approval for this scheme.</p> <p>As a general principle the N&N enthusiastically welcomes schemes that make good use of urban brownfield sites for sustainable development.</p> <p>The Society believes this development is a reasonable and appropriate addition of residential provision into this vibrant and internationally renowned area of Newcastle. It is evident that careful attention to detail has been applied in preparing this scheme and we believe the overall design is acceptable for this site. We do feel the southern elevation is a little bland but otherwise it is a good scheme that should add value to the Ouseburn community.</p>		
2023/0348/01/LBC	Listed Building Consent	The Market Lane Public House & 72, Pilgrim Street , Newcastle Upon Tyne, NE1 6SG	Alterations to The Market Lane Public House including partial demolition of brick walls to courtyard, erection of lightweight glazed roof above courtyard, 250mm glazed handrail above terrace (1.1m max height), canopy above rear fire escape, erection of 1.8m high fence and gates to rear, infilling areas, installation of new window and opening up of windows to elevations, Internal alterations to include an accessible wc.
2023/0347/01/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.</p> <p>The Society notes this is a revision of an earlier scheme for the rear of the Market Lane pub. In our assessment the impact on heritage assets is minimal and given the existing poor condition of the area of the site the interventions appear reasonable and appropriate.</p>		
2023/0471/01/LBC	Listed Building Consent	9 - 17 Collingwood Street, Newcastle Upon Tyne,	External alterations to include removal of previously proposed Juliet balconies to flats 9 and 12 and replaced with dormer windows, incorporating the kitchen extract duct from the basement into the South West escape stairs, clarification of the extent of the smoke shaft projections at roof level, omission of the electrical intake room at basement and retention of existing external door to Denton Chare, installation of gantry platform at east roof side elevation and removal of 1 no. chimney to West roof elevation.
Planning Officer	Jessica Annan		

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<p>Comment</p>	<p>The Northumberland and Newcastle Society (N&N) supports grant of planning approval for this scheme.</p> <p>The Society notes and commends the attention to detail in this application in its careful assessment and treatment of this significant heritage asset.</p> <p>It is evident that the proposed scheme seeks to minimise interventions with the historic fabric of the building whilst maintaining its integrity and giving it long term sustainable beneficial use. We believe the scheme demonstrates real empathy for the building and the proposed works are entirely reasonable given past treatment of elements of the site.</p>		
<p>2023/0450/01/LBC</p>	<p>Listed Building Consent</p>	<p>21 Leazes Crescent, Newcastle Upon Tyne, NE1 4LW</p>	<p>Demolish existing single storey extension / alterations to elevations to rear to include widening of kitchen window, replace with timber double doors, fanlight above, bathroom window lowered, brick infill and pointing, internal alterations to include plasterboards and floorboards to be replaced.</p>
<p>Planning Officer</p>	<p>Jordan Reeve</p>		
<p>Comment</p>	<p>The Northumberland and Newcastle Society (N&N) supports grant of planning approval for this scheme.</p> <p>The Society considers the proposed interventions will have minimal effect on this heritage asset.</p>		
<p>2023/0248/01/DET</p>	<p>Detailed Application</p>	<p>Malhotra Group, 50 Grey Street, Newcastle Upon Tyne, NE1 6AE</p>	<p>Change of use from restaurant (Class E) to drinking establishment (Sui Generis)</p>
<p>Planning Officer</p>	<p>Josh Murphy</p>		
<p>Comment</p>	<p>The Northumberland and Newcastle Society (N&N) submits the following comments in respect of this scheme.</p> <p>The Society enthusiastically welcomes schemes bringing sustainable use to vacant and valuable heritage assets. Given Grey Street's status as the embodiment of Newcastle's internationally renowned architecture we encourage vibrant and diverse beneficial occupancy of this outstanding historic resource. Notwithstanding this we feel the application could be more explicit on incorporating historic shopfronts policy provisions and in our assessment a painted panel door would be preferable to what is proposed.</p> <p>As a generic point we note the City Council's concerns around anti-social behaviour attributable to drinking establishments in the city centre and we would expect the scheme to demonstrate appropriate mitigation measures.</p>		
<p>2023/0092/01/LBC</p>	<p>Listed Building Consent</p>	<p>Land north of School Of Dental Sciences, Lovers La, Framlington Pl, Newcastle Upon Tyne, NE2 4AZ</p>	<p>Removal of sections of listed wall and railings.</p>
<p>2023/0091/01/DET</p>	<p>Detailed Application</p>	<p>As above</p>	<p>Widening and resurfacing of pedestrian footpath with associated hard and soft landscaping including removal of 3 trees.</p>

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Planning Officer	Karen Shotton		
Comment	<p>The Northumberland and Newcastle Society (N&N) objects to grant of planning approval for this scheme.</p> <p>The Society notes the scheme has significant heritage impact since it seeks to entirely remove a section of a listed structure. In our assessment there is a significant and unjustified imbalance in prioritising car parking spaces over causing substantial harm to a heritage asset. There is no generic public benefit to be gained in providing private car parking spaces particularly given the pressing need to encourage active travel and emissions reductions. The images provided in the application appear to reinforce the lack of justification for the removal of the listed wall and railings, rather than simply moving the car parking spaces elsewhere on the site as a far more appropriate solution.</p>		
2023/0008/01/LBC	Listed Building Consent	48 Leazes Park Road, Newcastle Upon Tyne, NE1 4PG	Alterations to elevations to include erection of dormer extension, rooflight, new front door and replacement of existing dormer extension to rear, internal alterations include removal and installation of partition walls and doors from ground to third floors to facilitate restaurant and 1x 5 bed HMO (Class C4)
2023/0007/01/DET	Detailed Application	As above	Change of use of ground floor from offices (Class E) to restaurant (Class E) first, second and third floors to 1x 5 bed HMO (Class C4).
Planning Officer	Helen Spoors		
Comment	<p>The Northumberland and Newcastle Society (N&N) objects to grant of planning approval for this scheme in its current form.</p> <p>As a general principle the Society welcomes proposals that give a sustainable future to important heritage assets. Leazes Park Road comprises an attractive block of listed terraced buildings of significance and prominence on a busy city centre access route.</p> <p>Whilst we do not object to the change of use elements of the scheme we consider the insertion of a new front door would cause substantial harm to the listed elevation of a heritage asset and there are no public benefits to offset such harm. A simple and more appropriate solution would be to use the existing door access and amend the internal design accordingly.</p> <p>The Society notes the proliferation of HMOs in the city centre and would welcome a clear planning authority policy on how provision of HMOs affects conservation areas and heritage assets.</p>		