

N&N Planning and Development Team

**Northumberland and Newcastle Society (N&N)  
Planning and Development Team – February 2023**

Application Reference	Application Type	Location Details	Proposal
<b>Newcastle upon Tyne City Council Applications</b>			
<a href="#">2022/2024/01/LBC</a>	Listed Building Consent	East Denton Hall, 800 West Road, Newcastle Upon Tyne, NE5 2BJ	Internal / external alterations for conversion to respite care unit. Works incl replace window with door to rear, new windows / doors in existing storeroom to create office, new doorway openings / stud partition walls on 1 <sup>st</sup> & 2 <sup>nd</sup> floors, alterations to and replacement of doors, install ensuite bathrooms, stairlift, new drainage / plumbing runs and extract ductwork, ground level reduced to form paved terrace, rebuild existing staircase in rear courtyard and retrospective application for removal of partition walls in ground floor chapel.
<a href="#">2022/2023/01/DET</a>	Detailed Application	As above	Change of use: dwelling / attached office (Sui-Generis) to 11 bedroom respite care unit (Class C2)
<b>Planning Officer</b>	Colin Rising		
<b>Comment</b>	<p><b>The Northumberland and Newcastle Society (N&amp;N) supports grant of planning approval for this scheme.</b></p> <p>The Society supported a similar application in 2021 which included a garden room/conservatory which apparently was the reason for refusal. However, within the new application, this addition has been dropped and the revised scheme has been amended to lessen the impact on this listed building of national significance. The subtle alterations to the modern secure store will enhance the building externally and the proposed internal reorganisation will benefit the residents.</p>		
<a href="#">2022/2018/01/DET</a>	Detailed Application	Bowl Newcastle, 429 Westgate Road, Newcastle Upon Tyne, NE4 8RN	Redevelopment of former bowling centre (use class E); demolish part of existing building and erection of five storey extension to east side; alterations to elevations including fenestration, rooflights, doors and other openings - to provide 68 bedroomed house in multiple occupation (HMO) (Sui Generis), and 7 no. residential flats (use class C3), with associated parking and access to the rear.
<b>Planning Officer</b>	Stephen Edwards		
<b>Comment</b>	<p><b>The Northumberland and Newcastle Society (N&amp;N) objects to grant of planning approval for this scheme.</b></p> <p>This landmark building is one of the oldest surviving in the west end of the city having been built as part of three-phase leisure centre for Newcastle Entertainments Ltd between 1910- 1912. It housed the Brighton Electric Theatre, the Brighton Assembly Rooms and a nine- table billiard hall</p>		

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	<p>closing in 1963 to become a 10- pin bowling alley. Surprisingly its not listed but is of tremendous local cultural value to the city. It was built in the Art Deco style, to the design of local architects of some standing at the time, Marshall and Tweedy who designed the elegant Northumberland Street frontage for J J Fenwick completed in 1887.</p> <p>The building is substantial and imposing and is prominently sited on a major route to and from the city. It should be cherished, not lost to inappropriate development.</p> <p>We acknowledge that the bowling alley has been closed for some time and if unsustainable as an entertainment venue, the opportunity for it to be re-purposed for residential use for the local community should be very carefully considered. However, the proposals set forward in this application, which include completely building over the existing art deco façade and increasing the height of the building above surrounding properties, is gross over-development of a limited site.</p> <p>The proposed design is poor and unimaginative and certainly not an improvement on the existing architecture. We would also question the need for more HMOs in the area. With the new developments on the nearby General Hospital site, it would be better value to have a sympathetic conservation led conversion of this historical asset to provide more substantial long- term tenancies or purchases which would ultimately benefit and reinvigorate the neighbourhood.</p>		
<a href="#">2022/1159/01/DET</a>	Detailed Application	Tup Tup Palace, 7 - 9 St Nicholas St, Newcastle Upon Tyne, NE1 1RE	Change of use of 2 <sup>nd</sup> & 3 <sup>rd</sup> floors to nightclub (Sui Generis) / new glazed lobby/stairwell extension to provide access to proposed 3 <sup>rd</sup> floor roof terrace, erection of extension / new glazed roof to 2 <sup>nd</sup> floor rear offshoot including installation of new fire escape and external roof terrace, new relocated entrance lobby to upper floors with proposed external ramped access walkway & install external timber bin enclosures to Denton Chare elevation / new decorative lighting scheme to Denton Chare alleyway.
<b>Planning Officer</b>	Josh Murphy		
<b>Comment</b>	<p><b>The Northumberland and Newcastle Society (N&amp;N) supports grant of planning approval for this scheme subject to the comments below.</b></p> <p>We note the heritage statement refers to this application as relating to a listed building however we understand this is inaccurate. Notwithstanding this we would expect the application to be carefully considered for its potential impact on nearby heritage assets. The alterations have little or no effect on the view of the building externally and we note that the entrance, lighting and bin storage in Denton Chare is being improved which is to be commended.</p>		
<a href="#">2022/1954/01/LBC</a>	Listed Building Consent	55 Grainger Street, Newcastle Upon Tyne, NE1 5JE	Alterations to elevations incl install extract flue to rear, new shop front, display of 1 set of internally illuminated lettering, 1 internally illuminated double sided projecting sign, internal alterations incl

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			removal and installation of partition walls and doors to ground floor, fire detection and emergency lighting to basement and ground floors and digital menu boards.
<b>Planning Officer</b>	Josh Murphy		
<b>Comment</b>	<p><b>The Northumberland and Newcastle Society (N&amp;N) makes the following generic comment in respect of this scheme.</b></p> <p>Change of ownership from Marie Curie Charity shop to Oodles. This is a supplement to an existing application deemed to be compliant with the Historic fabric / City Council shop fronts policy.</p>		
<a href="#">2023/0126/01/LBC</a>	Listed Building Consent	Various Properties At 94-106, Atlas Chambers 88 Westgate Rd & 92 -98 Westgate Rd, Newcastle Upon Tyne	Internal refurbishment including replacement of floor coverings, internal doors, light fittings, switches, new panel heaters, removal and installation of partition walls / install bathroom and kitchen pods to existing bedrooms.
<b>Planning Officer</b>	Charlotte Coyne		
<b>Comment</b>	<p><b>The Northumberland and Newcastle Society (N&amp;N) supports grant of planning approval for this scheme.</b></p> <p>The internal alterations and upgrading of Charlotte House in Westgate Road which is currently student accommodation is to be welcomed as it ensures the future of the building. There is no change to the external historic fabric of the building and the Society is supportive of the use of bathroom and kitchen pods which reduces the environmental impact with off-site manufacture using modern methods of construction installed within a listed building.</p>		
<a href="#">2023/0148/01/DET</a>	Detailed Application	Westward Tankerville Terrace, Newcastle Upon Tyne, NE2 3AH	Change of use education (Class D1) to residential (Class C3); demolish existing rear off-shot and side extension; erection of single storey sitting area extension to side, erection of single storey and two storey dining, kitchen, gym, garage, study, bathrooms and other ancillary rooms extension to rear with clerestory window to rear boundary wall; replace existing windows; install replacement dormer windows to front, side and rear elevations / Install rooflights.
<b>Planning Officer</b>	Stephen Edwards		
<b>Comment</b>	<p><b>The Northumberland and Newcastle Society (N&amp;N) supports grant of planning approval for this scheme.</b></p> <p>The Society is pleased to see the return of half of a grand Victorian semi-detached villa to its original purpose within the Brandling Conservation Area for residential use. The removal of later additions erected during its time as a day school is to be commended as is the impressive Design and Access Statement from the architects Musson Brown.</p>		
<a href="#">2023/0075/01/LBC</a>	Listed Building Consent	Alderman Fenwicks House, 98 - 100 Pilgrim Street,	Alterations to the basement to relocate services and construct a bar, including alterations to the

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		Newcastle Upon Tyne,	existing brickwork shelves at high level to accommodate the diversion of existing services.
<b>Planning Officer</b>	Helen Spoors		
<b>Comment</b>	<p><b>The Northumberland and Newcastle Society (N&amp;N) recommends grant of planning approval for this application should be deferred for further information.</b></p> <p>The Society notes that this is one of several applications for this important heritage asset and accepts the proposals in principle. Given this is a listed building of great significance and substance recognised through an outstanding renovation effort we are disappointed in the quality of the application.</p> <p>We acknowledge the requirement for an income stream to support the heritage building, however, we believe the information supporting the application on the public website is woefully inadequate. Specifically the application lacks clarity on the location of the proposals within the building as a whole, no elevations of external changes, no indication of how the public will access the site and likewise layouts of toilets.</p>		
<a href="#">2022/2009/01/DET</a>	Detailed Application	Vacant Commercial Premises Floor 3, 5 Bigg Market, Newcastle Upon Tyne, NE1 1UN	Change of use from offices/storage to restaurant/bar, kitchen and retaining office at upper level, alterations to front elevation including new lighting (Sui Generis)
<b>Planning Officer</b>	Jordan Reeve		
<b>Comment</b>	<p><b>The Northumberland and Newcastle Society (N&amp;N) objects to grant of planning approval for this scheme in its current form and would recommend it is amended subject to the comments below.</b></p> <p>The Society supports the re-use of vacant buildings throughout the city especially upper stories within the Bigg Market area which have lain empty for many years. We note that this scheme seeks pavement café approval and cites as a precedent a similar installation on the same side of the road. Substantial amounts have been spent on public realm works of the east side of the Bigg Market with pavement cafés which are acceptable as there is more space. We realise that during the covid pandemic the council gave temporary approvals for many pavement cafes to allow the businesses to survive. Now that things are back to normal the Society would urge the City Council to closely re-assess each individual application with respect to the restriction to pedestrians and issue an appropriate and enforceable guidance policy.</p>		
<a href="#">2023/0107/01/DET</a>	Detailed Application	14 Mundella Terrace, Newcastle Upon Tyne, NE6 5HX	Change of use of dwellinghouse (Class C3) to 5 bed children's residential home to accommodate 4 children and 1 member of staff (Class C2) and provision of cycle storage to rear.
<b>Planning Officer</b>	Lisa Clark		
<b>Comment</b>	<p><b>The Northumberland and Newcastle Society (N&amp;N) supports grant of planning approval for this scheme.</b></p>		
<a href="#">2023/0204/01/DET</a>	Detailed Application	Former Supa Prize Bingo, 89 Coxlodge Road, Gosforth, Newcastle Upon Tyne, NE3 3XW	Demolition of vacant food store building and erection of 7 no townhouses with associated means of access, refuse storage, cycle and car parking.

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<b>Planning Officer</b>	Stephen Edwards		
<b>Comment</b>	<p><b>The Northumberland and Newcastle Society (N&amp;N) supports grant of planning approval for this scheme subject of the comments below.</b></p> <p>The Society regrets the loss of structurally sound buildings but on balance this particular scheme seems reasonable if rather bland in design.</p>		
<a href="#">2023/0213/01/LBC</a>	Listed Building Consent	22- 28 Pilgrim St, 2-6 Market St & 18 Hood St, Newcastle Upon Tyne, NE1 6BG	Alterations to Market Street and Pilgrim Street elevations to include installation of wall lights.
<b>Planning Officer</b>	Helen Spoors		
<b>Comment</b>	<p><b>The Northumberland and Newcastle Society (N&amp;N) objects to grant of planning approval for this scheme as it appears it should not have been validated.</b></p> <p>The Society is unable to comment as no documents / plans are available on the planning portal and therefore it should not be validated. We assume that this application refers to new street lighting, but more information is required.</p>		