

**Northumberland & Newcastle Society
Planning comments for Newcastle City Council applications – July 2023**

Application Reference	Application Type	Location Details	Proposal
2023/0684/01/EIA	Detailed Application	Plot 9b Newcastle Helix Draymans Way, Newcastle Upon Tyne, NE4 5BZ	Erection of 28 storey building comprising 192 residential apartments (Class C3) and 18 storey building comprising 128 residential apartments (Class C3),café (Class E) to ground floor, both with associated ancillary amenity facilities, landscaping, boundary fencing and infrastructure works.
Planning Officer	Helen Spoors		
Comment	<p>The Northumberland and Newcastle Society (N&N) objects to the grant of approval for this application subject of the comments below.</p> <p>The Society recognises the generic Helix site was identified as a key development zone in Newcastle’s strategic local plan (2015-2030) and we acknowledge the importance of subsequent regeneration of the site both to the city and the wider region.</p> <p>Much of what was envisaged for the Helix site has been realised, including a range of creative mixed use architecture, substantial public realm and world leading urban innovation technologies demonstrated at Newcastle University’s Urban Sciences faculty. The N&N believes the Helix masterplan has been successfully implemented and represents good design and use of an urban brownfield site.</p> <p>This scheme’s proposed 28 storey tall building substantially exceeds anything that was conceived within the Helix masterplan and the N&N believes its scale and mass are significantly disproportionate and inappropriate.</p> <p>It is notable that the application makes reference to the scheme not being compliant with the Helix masterplan. The Society is profoundly concerned that the driving force behind this proposal is commercial viability and this appears to override all other considerations. We are deeply sceptical this scheme measures up on social or environmental grounds and it is our view that it is unsustainable.</p> <p>The N&N has previously commented on its concerns over the apparent lack of consistent policy on tall buildings in Newcastle and we would again draw attention of the planning authority to this inconsistency.</p> <p>There is much informed global debate relating to questions of embodied and operational carbon associated with constructing tall buildings. The Society shares the deep concerns of many industry professionals whom highlight the damaging environmental impact of such tall buildings. We would expect this scheme to be carefully scrutinised against the Net Zero Newcastle 2030 policy.</p> <p>In summary the N&N is opposed to this scheme for the reasons described above.</p>		
2023/1020/01/DET	Detailed Application	Bowl Newcastle, 429 Westgate	Redevelop former bowling centre (Cl. E) with alterations to

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		Road, Newcastle Upon Tyne, NE4 8RN	elevations / erection of 2 no roof top extensions to provide 3 no apartments (Cl. C3) to ground floor, 4 no apartments (Cl. C3) to first floor, 36 bedroom HMO (Sui Generis) to first and second floors with ancillary office accommodation and communal facilities to all floors and provision of parking and access to rear.
Planning Officer	Stephen Edwards		
Comment	<p>The Northumberland and Newcastle Society (N&N) objects to the grant of approval for this application in its current form subject of the comments below.</p> <p>As a general principle the N&N welcomes schemes that bring sustainable use to vacant commercial buildings and we encourage developments that enable the place-making value of historic assets. We have no objection to the broad aims of this scheme to provide residential accommodation.</p> <p>The Society notes this application follows on from a recently refused scheme for this building of local heritage significance. We believe this application is an improvement on the previous scheme but nonetheless it still lacks appropriate detail and shows little recognition for the status of the building.</p> <p>In our assessment there is a clear opportunity for a better thought out scheme with due respect to the history and character of the building. The proposed installation of upvc windows on the prominent public facing front elevation is inappropriate and detrimental. Insufficient clarity on the design of communal spaces and the lack of a single welcoming entrance for residents suggests the scheme has been rushed.</p> <p>For a building accommodating substantial numbers of residents we believe it is essential that provision of outside green space and biodiversity net gain should be evident. The scale of the building would lend itself to a solar PV installation to offset its operational carbon footprint and again it is unclear if this has been considered.</p> <p>In summary we feel this application requires an extensive rethink and its current form it is not acceptable.</p>		
2023/1019/01/DET	Detailed Application	Saint Anns Wharf, 112 Quayside, Newcastle Upon Tyne,	Change of use of commercial office building (Class E) to hotel with ancillary bar and restaurant (Classes C1, E and Sui generis), erection of new entrance lobby, terraces and balconies, associated landscaping, cycle parking, refuse storage, access and other infrastructure works.
Planning Officer	Josh Murphy		
Comment	<p>The Northumberland and Newcastle Society (N&N) supports the grant of approval for this application.</p> <p>The Society recognises the desirability of river frontage hotel accommodation in Newcastle with its proximity to cultural and heritage</p>		

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	attractions. We believe this scheme offers the opportunity to re-energise an existing building and we support the proposal accordingly.		
2023/0972/01/DET	Detailed Application	Ashfield Towers Kenton Road, Newcastle Upon Tyne, NE3 4LY	Change of use / redevelop education facility (Class F1) to a single dwelling (Class C3), alterations to Main House and Coach House include single-storey extensions to north-east corner, east elevation and southern elevation, demolition of structures to the north and emergency stairwell, two storey extension to east elevation, construction of the courtyard space, dormer extension to south elevation, installation of timber boundary fence (max height 1.8m), entrance gates and curved stone wall to north and south entrances, Coach House converted to a garage with ancillary accommodation to first floor and demolition of 48 Kenton Road.
Planning Officer	Helen Spoons		
Comment	<p>The Northumberland and Newcastle Society (N&N) supports the grant of approval for this application.</p> <p>We note this site has been subject of previous submissions for residential use and as general principle the Society welcomes and encourages such change of use. Given the main building was originally a substantial dwelling and is of considerable character we enthusiastically support this scheme as an appropriate renovation of a historic asset.</p> <p>Whilst we lament the proposal includes demolition of several later addition structures that formed elements of the education facility we accept these are reasonable and justified interventions.</p>		
2023/1092/01/LBC	Listed Building Consent	47 Graham Park Road, Gosforth, Newcastle Upon Tyne, NE3 4BJ	Internal alterations to include minor reconfiguration of internal walls, replacement of kitchen, bathroom, sockets and re wiring, partial replacement of cornice/skirting, Installation of fitted wardrobes, replacement of doors where necessary, plumbing and redecoration.
Planning Officer	Charlotte Coyne		
Comment	<p>The Northumberland and Newcastle Society (N&N) supports the grant of approval for this application.</p> <p>The Society enthusiastically approves of renovation works to heritage assets that bring sustainable use to such buildings where the interventions are proportionate and not harmful. Whilst we support this scheme we do feel the application could be more explicit and provide greater clarity.</p>		
2023/0899/01/LBC	Listed Building Consent	39-73 Graham Park Road,	External alterations to renew roof tiles, timbers where

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		Gosforth, Newcastle Upon Tyne, NE3 4BJ	necessary, remove and refit refurbished cast iron gutters and rainwater pipes, replace insulation and fire blankets.
2023/0897/01/DET	Detailed Application	As above	As above
Planning Officer	Jordan Reeve		
Comment	<p>The Northumberland and Newcastle Society (N&N) supports the grant of approval for this application.</p> <p>The Society enthusiastically approves of renovation works to heritage assets that bring sustainable use to such buildings where the interventions are proportionate and not harmful. Whilst we support this scheme we do feel the application could be more explicit and provide greater clarity.</p>		
2023/0812/01/LBC	Listed Building Consent	Jack Wills, 12 Blackett Street, Newcastle Upon Tyne, NE1 7AJ	Alterations to elevations to include display of 1 set of internally illuminated lettering and re-decoration Grey Ral 7022 , internal alterations to include removal and installation of partition walls and doors, new ceilings, roller shutters behind shop front and general refurbishment and decoration.
Planning Officer	Jordan Reeve		
Comment	<p>The Northumberland and Newcastle Society (N&N) supports the grant of approval for this application.</p> <p>The Society welcomes the commitment to improving the public facing elevations of this prominent building of quality.</p>		
2023/1134/01/DET	Detailed Application	Saint James Metro Car Park, Adjacent To Saint James Metro Station Entrance, Gallowgate, Newcastle Upon Tyne, NE1 4SG	Site shipping containers to form 2 storey mixed use leisure experience development comprising (Cl. E) 'Commercial, Business and Service' and 'Drinking and Live Music Performances and Events' (Sui Generis), external seating with ancillary facilities, erection of substation and switch room and associated works for a temporary 3 year period.
Planning Officer	Josh Murphy		
Comment	<p>The Northumberland and Newcastle Society (N&N) submits the following generic comment in respect of this application.</p> <p>The Society notes the great local interest in this site that has lain dormant for some years with several proposals for substantial developments that have not progressed. We do not oppose the proposal as a general principle given that it is for temporary use only and offers some beneficial use of a vacant site.</p> <p>Notwithstanding our general position we do feel the scheme requires revision as in its current form it lacks connection with its environment having no active street frontage apparent in the design. This lack of empathy with its surroundings is emphasised through the presence of bland fencing boards to the public facing frontages of the site.</p>		

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	We are further concerned that the design may encourage anti-social behaviour (ASB) and impact on users of St James Metro station together with nearby hotel residents.		
2023/1000/01/DET	Detailed Application	Cornerstone Church, Central Hall Maple Terrace, Newcastle Upon Tyne, NE4 7SF	Phased development including alterations to elevations of existing church including raising roof of church hall, re-cladding of elevations and new entrance doors and windows and the erection of single storey extension over existing car park and re-siting of existing vehicular site entrance.
Planning Officer	Lucille Robertson		
Comment	<p>The Northumberland and Newcastle Society (N&N) supports the grant of approval for this application.</p> <p>The Society believes this is an imaginative scheme that has been informed by a carefully considered process fusing contemporary design with a historic building of stature and style.</p>		
2023/1002/01/DET	Detailed Application	55-57 High Street, Gosforth, Newcastle Upon Tyne, NE3 4AA	Convert 3-storey retail unit (Cl. E) into ground floor retail unit (Cl. E) with self-contained residential maisonette (Cl. C3) above. Replace original sash windows with new to match. Replace existing front dormer, erect new dormer incorporating Juliette balcony to rear. Erect steel external staircase to access rear yard and bin storage. Construct new painted timber shop front / replace front door (to dwelling).
Planning Officer	Nick Robertson		
Comment	<p>The Northumberland and Newcastle Society (N&N) supports the grant of approval for this application.</p> <p>The Society enthusiastically welcomes and supports reuse of vacant commercial buildings as dwellings where appropriate. We consider this proposal is reasonable and will help add viability to Gosforth High Street as a thriving retail venue.</p>		
2023/0998/01/DET	Detailed Application	Former H&M, 36 - 44 Northumberland Street, Newcastle upon Tyne, NE1 7DE	Alterations to elevations to create new shop front, including main entrance with automatic sliding doors, shopfront to be decorated in Basalt Grey (RAL 7012) and installation of LED lights to replace existing.
Planning Officer	Jessica Annan		
Comment	<p>The Northumberland and Newcastle Society (N&N) objects to the grant of approval for this application subject of the comments below.</p> <p>The Society recognises this building has limited existing appeal as a later purely functional retail space on Northumberland Street and its design is such that it lacks empathy with Newcastle's eclectic city centre architecture.</p>		

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	<p>Notwithstanding this we do question how the proposed design reflects the considerable efforts applied to the City Centre Regeneration plan.</p> <p>The application itself appears to lack generic detail we would expect to see for such a prominent scheme. There is apparently nothing included to open up the Saville Row elevation and contribute to an agreeable space. The main large sign is excessive and adds to street clutter rather than making a positive contribution to active frontage on what is arguably Newcastle's most important legacy retail street.</p> <p>In summary we believe this scheme falls short of the required detail for such an application, it does not respond appropriately to its surroundings and does not appear to respect the City Centre Regeneration plan.</p>		
2023/0162/01/DET	Detailed Application	Moorey Spot Farm Prestwick Road, Dinnington, Newcastle Upon Tyne, NE13 7AQ	Widen existing farm access road, change of use / convert existing stone agricultural buildings to create 3 new dwellings and additional accommodation for existing farmhouse, demolish existing barns, construct 9 part two, part one and half storey new dwellings, and associated works and landscaping.
Planning Officer	James Sewell		
Comment	<p>The Northumberland and Newcastle Society (N&N) objects to the grant of approval for this application subject of the comments below.</p> <p>We note the planning statement submitted with this application refers to multiple development schemes for this site including the 2 most recent apparently being withdrawn or refused. It is evident that such an environmentally sensitive location demands a carefully considered and sympathetic approach to redevelopment and we believe this scheme does not demonstrate this approach.</p> <p>In our view this application should require a comprehensive and meaningful design and access statement (D&A) that is explicit on what is proposed.</p> <p>The Society considers this development is inappropriate due to its location within the Green Belt. We note Para 134 of the NPPF seeks to check the unrestricted sprawl of large built-up areas unless there are special circumstances. There are no special circumstances identified within this resubmission (see CPRE objection October 2018). The equestrian centre was a facility for recreation and allowed within the NPPF but its replacement with housing is outside of its parameters and a precedent for development west of the planned settlement of Dinnington.</p> <p>In summary we believe this development would have a harmful impact on the rural setting of the adjacent farmhouse and would cause harm to the ecology and trees resulting in negative biodiversity outcomes.</p>		
2023/1076/01/DET	Detailed Application	Callerton Station Callerton Lane, Newcastle Upon Tyne, NE13 8BP	Demolish existing industrial building and construct electric vehicle charging station, drive-thru Food & Beverage unit, electric sub-station and associated landscaping and infrastructure.

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Planning Officer	James Cowen		
Comment	<p>The Northumberland and Newcastle Society (N&N) supports the grant of approval for this application subject to consideration of the comments referred to below.</p> <p>The Society recognises the proposal seeks to redevelop an existing brownfield site that is a largely redundant long term car parking facility for airport users. We have no objection in principle for the development and we acknowledge the wider need for electric vehicle charging infrastructure at appropriate locations in support of net zero ambitions.</p> <p>It is our understanding the proposed vehicle access from the west only is to avoid potential conflict of traffic backing up over the ungated level crossing.</p> <p>We enthusiastically support solar PV installation on appropriate roof sections and note the proposed drive through section does not appear to include such an installation which may be a missed opportunity.</p>		
2023/1006/01/DET	Detailed Application	The Manor House Gosforth, The Manor House Gosforth Greenfield Road, Brunton Park, Newcastle Upon Tyne, NE3 5TQ	Installation of photovoltaic panels to south west roof elevation.
Planning Officer	Stephen Edwards		
Comment	<p>The Northumberland and Newcastle Society (N&N) supports the grant of approval for this application.</p> <p>The Society welcomes photovoltaic installations on roof sections where this is appropriate and does not have a substantial detrimental impact on individual buildings or their environment. We consider this application is both reasonable and justified.</p>		
2023/0291/01/DET	Detailed Application	South Gosforth Social Club Percy Terrace, Gosforth, Newcastle Upon Tyne, NE3 1RS	Demolition of social club and garage building (sui generis). Erection of single storey social club (sui generis) & 3 storey building comprising 3 x 2 bed apartments, 3 x 3 bed apartments (Class C3), 14 no. car parking spaces, 2 no. DDA car parking spaces, detached cycle store and refuse store with associated landscaping.
Planning Officer	Colin Rising		
Comment	<p>The Northumberland and Newcastle Society (N&N) submits the following generic comment in respect of this application.</p> <p>The Society recognises this application relates to a brownfield site and as such we have no objection in principle to the development. Notwithstanding this our specific observations for the proposal are detailed below.</p> <p>The proposal does have an element of overdevelopment of the site and the generic design does not appear to make much of the opportunity to include stonework in contrast to its locality.</p>		

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This is a restricted site with limited proposed on site car parking and a vehicle access onto a busy and frequently congested main road. As the site is adjacent to South Gosforth Metro station the expectation is that both residents and social club users will choose public transport and or active travel options. We welcome the provision of cycle storage to encourage active travel.

We believe the design of the social club building is particularly visually uninspiring with unimaginative elevations and in terms of the practical layout internally. In addition there appears to be no dedicated external area provided for smokers and the access to the female toilets is directly onto a passageway with no outer door separation included.