

N&N Planning & Development Team

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

Application Reference	Application Type	Location Details	Proposal
<b>Newcastle upon Tyne City Council applications</b>			
<a href="#">2023/1378/01/LBC</a>	Listed Building Consent	Grainger Market, Grainger Street, Newcastle Upon Tyne, NE1 5QQ	Alterations to shop front units 10 - 13, relocate Pumphrey's coffee shop, install counter top, roller shutter, signage & removal of 2 existing pavilions (units 55 - 83 and units K,L,S,J ) within the Grainger Market arcade area.
<b>Planning Officer</b>	Jessica Annan		
<b>Comment</b>	<p><b>The Northumberland and Newcastle Society (N&amp;N) supports grant of approval for this application subject to the comments below.</b></p> <p>The Society enthusiastically supports the generic heritage led regeneration aims of the Grainger Market scheme. We believe the interventions subject of this scheme are proportionate and reasonable elements in protecting and promoting the viability and value of this much loved and critically important Grade 1 listed heritage asset.</p> <p>We understand consultation with market traders has indicated they are supportive of the proposed multi-purpose use. Furthermore, we note it appears the proposed removal of stalls from within the arcade has similarities to the city's St Nicholas Cathedral refurbishment. The Society believes the removal of the stalls from the arcade will require an innovative, carefully considered approach to ensure this is both respectful of the market's diverse appeal and the potential impact on its viability.</p> <p>Notwithstanding our support in principle we feel there is lack of information on materials to be used in the scheme and likewise it would benefit from more explicit detail in sections and elevations.</p>		
<a href="#">2023/1293/01/LBC</a>	Listed Building Consent	Former Fire Station, Police Station And Magistrates Court, Pilgrim Street, Newcastle Upon Tyne, NE1 6SE	External / internal alterations to convert former fire station, police station and magistrates court to a 90-bed hotel (Class C1) with restaurant/bar (Class E/Sui Generis), function space & change of use of public highway to associated pavement cafe. Partially demolish hose tower building and erection of extensions to the rear, up to 6 storeys in height, with access and hard and soft landscaping.
<a href="#">2023/1292/01/DET</a>	Detailed Application	As above	As above
<b>Planning Officer</b>	Karen Shotton		
<b>Comment</b>	<p><b>The Northumberland and Newcastle Society (N&amp;N) enthusiastically supports grant of approval for this application.</b></p> <p>The Society has previously commented in support of the existing approved scheme for a hotel development in respect of the Former Fire Station. We very much welcome this new proposal that incorporates the former Police</p>		

## N&N Planning & Development Team

	<p>Station and Magistrates Court into the heritage led regeneration of this valuable city centre site.</p> <p>We are particularly pleased to see the degree of respect for historic fabric that seems to be a hallmark of the applicant's approach to the built elements of this scheme. Both individually and collectively these 3 elements have great value as heritage assets and we are delighted to support a scheme that will give them a sustainable purpose and an enduring future. Hotel guests and visitors will experience the attractions of these outstanding high quality centrally located heritage assets.</p> <p>We note the proposed interventions involve limited demolition, however we feel this represents a low level of harm appropriate to facilitating the broader public benefits of the scheme. It is evident the applicant has gone to considerable effort to incorporate internal joinery and other fixed features within the scheme and we commend this thoughtful approach.</p> <p>Treatment of the public realm appears to follow the wider respectful approach applied to the scheme, our sole observation to this element is what appears to be a limited vehicle pick up / drop off area for hotel guests.</p>		
<a href="#">2023/1387/01/LBC</a>	Listed Building Consent	1, Carlton Terrace Jesmond Road West, Newcastle Upon Tyne, NE2 4PD	External works including single storey extension / reinstate window following demolition of existing two storey glazed orangery to south elevation. Internal alterations include removal / installation of partitions to reconfigure basement, ground, 1 <sup>st</sup> , 2 <sup>nd</sup> & 3 <sup>rd</sup> floors, remove existing en-suites / relocated removal and replacement of staircase at basement to ground floor, new drainage from kitchen and WC's, glazed partitions and doors to ground and 1 <sup>st</sup> floor, removal of double doors and balcony to first floor, removal and replacement of balustrade from ground floor and above and new doors, cornicing, skirting, ceiling roses and redecorate throughout.
<a href="#">2023/1368/01/DET</a>	Detailed Application	As above	As above
<b>Planning Officer</b>	Beth Linscott		
<b>Comment</b>	<p><b>The Northumberland and Newcastle Society (N&amp;N) supports grant of approval for this application.</b></p> <p>The Society notes the applicant's attention to detail and statements that reflect respect for this important heritage asset of great quality and stature. We acknowledge and welcome the commitment of the applicant to understand and celebrate the value of this building. Notwithstanding this, we expect the scheme will be carefully assessed by the conservation officer to ensure minimal interventions to the historic fabric of the building.</p>		
<a href="#">2023/1395/01/LBC</a>	Listed Building Consent	32 Claremont Place, Newcastle Upon Tyne, NE2 4AA	Internal alterations to include; Installation of kitchen, floor tiles, door and new radiators to living room at 1 <sup>st</sup> floor level, removal

## N&N Planning & Development Team

			and installation of partition walls, removal and replacement of ceilings and roof lights at 2 <sup>nd</sup> floor level, restore existing sash windows, architraves, skirting boards, installation of metal restrain bars and straps to floor joists and roof, with redecoration and refurbishment throughout.
<b>Planning Officer</b>	Katie Rowe		
<b>Comment</b>	<p><b>The Northumberland and Newcastle Society (N&amp;N) supports grant of approval for this application.</b></p> <p>The Society believes this scheme demonstrates a sympathetic approach to the building and that the interventions proposed are reasonable and appropriate. The applicant's attention to detail and respect for historic fabric is both welcome and reassuring. The demolition interventions would appear to be restricted to elements of low level importance in the context of this important heritage asset. This is more than offset by the public benefit achieved in restoration of significant features that would otherwise suffer further deterioration or being undervalued in what is clearly a building of great quality.</p>		
<a href="#">2023/1354/01/LBC</a>	Listed Building Consent	Coopers Studios, 14 - 18 Westgate Road, Newcastle Upon Tyne,	Internal alterations to include removal and installation of partition walls, internal glazing, new reception desk, wc's, kitchen, joinery, works to ceilings, walls, floor finishes and furniture to provide more workspace.
<a href="#">2023/1351/01/LBC</a>	Listed Building Consent	As above	Install photovoltaic panels to south west roof elevation.
<a href="#">2023/1350/01/DET</a>	Detailed Application	As above	As above
<b>Planning Officer</b>	Katie Rowe		
<b>Comment</b>	<p><b>The Northumberland and Newcastle Society (N&amp;N) supports grant of approval for this application.</b></p> <p>The Society actively encourages roof mounted photovoltaic installations as a matter of generic policy in response to climate change mitigation and green energy generation. We recognise that schemes for built heritage assets require a more detailed and respectful approach but nonetheless have equal value in bringing sustainability benefits to such buildings. As far as the internal interventions are concerned, we believe these are a proportionate response that reflects the purpose and previous innovative treatment of this building. The N&amp;N praises this scheme as a practical solution that demonstrates respect for a heritage asset of quality based on an approach that delivers good sustainability outcomes.</p>		