

N&N Planning Submissions

Northumberland and Newcastle Society (N&N) Planning Submissions – November 2023

Application Reference	Application Type	Location Details	Proposal
Newcastle City Council Applications			
2023/1712/01/DET	Detailed Application	Newcastle General Hospital Westgate Road, Newcastle Upon Tyne, NE4 6BE	Erection of 5 storey building to be used for research-led activities including, clinical care research, research offices, innovation, teaching / training suites, community accessible facilities, café, digital skills learning with associated car parking and landscaping. (Sui Generis).
Planning Officer	Colin Rising		
Comment	<p>The Northumberland and Newcastle Society (N&N) supports grant of planning approval for this application subject to the following comments.</p> <p>The Society notes this site forms part of an approved outline scheme for the development of the entirety of the former General Hospital site which is based on a masterplan that reflects the elements of this application.</p> <p>As a general principle we enthusiastically support repurposing of brownfield sites in urban areas, equally we recognise the importance and value of the facilities this proposal will bring to Newcastle. Whilst we lament the evident loss of much of the historic fabric of the General Hospital site, nonetheless we accept that the proposals will bring a sustainable and enduring purpose to the site. In addition, we feel this scheme represents a welcome substantial investment into the West End of Newcastle offering much needed potential for more and better jobs in this area of the city.</p> <p>We note the scheme has been subject of detailed preparation and is a high quality submission that has taken its cue from the overall masterplan whilst incorporating reference to the specific environment and nearby heritage assets that have relevance to the site. We would expect approval to be explicit in having conditional requirements for the use of quality materials that demonstrate a sympathetic relationship with surrounding buildings and architectural vernacular. Finally, the Society is an enthusiastic advocate for inclusion of solar PV generation within new developments and we note this forms a significant element of this scheme.</p> <p>In summary we support the concept behind the application and believe this is reasonable scheme.</p>		
2023/1653/01/LBC	Listed Building Consent	Hanover Mill, (New Block) & Units 1,2,4,5,102 And 104 Hanover St, Newcastle Upon Tyne, NE1 3AB	Removal of combustible insulation, composite metal panels, brickwork, render and timber soffits and installation of replacement of non-combustible materials to facade.
Planning Officer	Jessica Annan		
Comment	The Northumberland and Newcastle Society (N&N) submits the following generic comments in respect of this scheme.		

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	<p>The Society recognises the rationale for the proposed interventions and has no objection in principle to the scheme subject to the use of sympathetic materials. The scheme needs to show respect for historic fabric not only to maintain the integrity of this building but equally the setting of other nearby heritage assets, including elements of conservation area such as the adjacent cobbled street.</p>		
2023/1566/01/LBC	Listed Building Consent	William Hill, Ground Floor, 27 - 29 Nelson St, Newcastle Upon Tyne, NE1 5AN	Alterations to elevations to include repairs and repainting of facade Ruby Red, RAL 3003, internal alterations to include installation of partition walls and doors to create, bar, raised stage, wc's, washing area's and storeroom.
2023/1565/01/DET	Detailed Application	As above	Change of use of ground floor from betting shop to drinking establishment (Sui Generis)
Planning Officer	Josh Murphy		
Comment	<p>The Northumberland and Newcastle Society (N&N) submits the following generic comments in respect of this scheme.</p> <p>The Society is pleased to see this building being brought back into use, notwithstanding this, as the scheme will add a drinking establishment to an already very well represented sector we would expect the planning authority to carefully consider this aspect of the application.</p> <p>We note the proposed 'ruby red' colour scheme reflects the pre-approved Grainger Market colour chart. On a practical level and as a generic issue affecting the Grainger Market and its environs we are concerned about the negative impact of waste bins in the public realm and would expect Newcastle City Council to define a clear strategy for their storage.</p>		
2023/1303/01/DET	Detailed Application	Union Chambers, 37-41 Grainger Street, Newcastle Upon Tyne, NE1 5JE	Conversion of offices (Class E) to 2x2 bed and 2x1 bed apartments to second floor and 2x3 bed apartments to third floor (Class C3) with provision of cycle storage and bin store to ground floor rear.
Planning Officer	Helen Spoors		
Comment	<p>The Northumberland and Newcastle Society (N&N) submits the following generic comments in respect of this scheme.</p> <p>As a general principle the Society welcomes reuse of vacant city centre buildings as residential accommodation subject to compliance with minimum space standards. We expect the National Planning Policy Framework (NPPF) considerations to be rigorously applied to applications in the Grainger Town conservation area to ensure that historic fabric is respected. Subject to the above the Society has no objection to grant of planning approval for this application.</p>		
2023/1587/01/LBC	Listed Building Consent	13 Summerhill St, Newcastle Upon Tyne, NE4 6EJ	External alterations including installation of bi-fold doors & window, low level patio, steps, retaining wall, balustrade to basement level to rear, internal alterations including installation of partition walls and doors, integrate cooker within existing chimney breast new kitchen, wc, stairs,

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			remove & replace floor including underground heating, tanking, insulation and macerator pump for drainage to basement.
Planning Officer	Oliver Palin		
Comment	<p>The Northumberland and Newcastle Society (N&N) supports grant of planning approval for this application subject to the following comments.</p> <p>The Society welcomes sensitive proposals that demonstrate sustainability for built heritage assets and we feel this is a well presented scheme. We consider this proposal adds valuable and viable beneficial use based on reasonable interventions that have respect for the historic fabric of the building.</p>		
2023/1671/01/DET	Detailed Application	13 & 14 Portland Tce, Newcastle Upon Tyne, NE2 1QQ	Change of use Offices (Class E) to 9 x apartments comprising of 3 x 2 bed & 6 x 1 bed (Class C3), erection of 4 x dormer windows at 4 th floor, demolish redundant fire escape, staircases & chimney to rear extension. 2no 10 x cycle racks , 2x conservation roof lights to main roof, alterations to elevations and 2no. gates & timber fence to rear (max height 1.8m).
Planning Officer	Colin Rising		
Comment	<p>The Northumberland and Newcastle Society (N&N) supports grant of planning approval for this application subject to the following comments.</p> <p>As a general principle the Society supports sensitive and sympathetic repurposing of vacant commercial buildings as residential accommodation subject to such schemes demonstrating compliance with minimum space standards. We feel that overall this is a reasonable scheme although we would like to see a reduction of one dwelling unit for the reasons we have highlighted above.</p>		