

Northumberland and Newcastle Society (N&N)

**Planning and Development Team
Planning submissions (Newcastle City Council) – March 2024**

Application Reference	Application Type	Location Details	Proposal
2024/0314/01/LBC	Listed Building Consent	124 Grainger Street, Newcastle Upon Tyne, NE1 5AF	External alterations including repaint shopfront in Beige RAL 1013 / display of 1 set of internally illuminated lettering. Internal works include new partition walls, remove & replace existing timber floor, skirting boards / suspended ceiling with new, existing coving retained / repaired, replace barrier mats to front / rear, redecorate basement make walls good, electrical, lighting & general MEP systems removed & new system installed. New ceiling mounted HVAC system / external condenser unit in existing locations, replace defective existing HVAC, vinyl logo to internal face of the glazing facing Central Arcade.
Planning Officer	Lucille Robertson		
Comment	<p>The Northumberland and Newcastle Society (N&N) submits the following comments in respect of this scheme.</p> <p>The Society welcomes the intention to bring enduring viable occupation to this important heritage asset. We would expect the conservation officer to ensure the proposed works respect the historic fabric of the building and comply with Newcastle City Council historic shopfronts policy.</p>		
2024/0300/01/LBC	Listed Building Consent	155-159 Grainger Street, Newcastle Upon Tyne, NE1 5AE	Alterations to elevations including install new shopfront / re-locate entrance doors, removal / erection of enclosed staircase with 3no rooflights & install air conditioning units to rear courtyard wall. Internal alterations include removal of existing goods lift / replace with passenger lift, remove stairs from basement to 1 st floor, remove / install partition walls / doors to provide meeting / training rooms, lounge / hospitality space, kitchens, wc's changing rooms & storage.
2024/0299/01/DET	Detailed Application	As above	Convert retail (Class E) to financial / professional services (Class E).
Planning Officer	Jessica Annan		
Comment	<p>The Northumberland and Newcastle Society (N&N) enthusiastically supports grant of approval for this scheme subject to the following comments.</p> <p>The Society supports the applicant's aim to bring beneficial use to this prominent and important heritage asset. This welcome vote of confidence</p>		

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	<p>in Newcastle City Centre as a business location and likewise the applicant's willingness to overcome challenges faced by financial based organisations are to be commended.</p> <p>It is of particular importance to the N&N Society that our amazing region's historic buildings are valued as critical place making resources and we are delighted this vision is shared in this application.</p> <p>Our observations would seek to highlight the opportunities to enhance this scheme:</p> <ul style="list-style-type: none"> • Respecting the pillared articulation and wrap around features of the prominent street facing external elevations; • The Heritage Statement makes reference to internal fittings but does not appear to clarify what these are; • As a generic point the scheme should reflect Newcastle City Council historic shopfront policy; • Careful assessment of the visual impact of the apparent white painted finish with Newcastle Building Society lettering. 		
2024/0277/01/DET	Detailed Application	United Hebrew Congregation, Lionel Jacobsen House, Graham Park Road, Gosforth, Newcastle Upon Tyne, NE3 4BH	Demolish existing synagogue building and construct detached two-storey dwelling, demolish extensions to existing lodge building, conversion / extension of existing lodge building to associated living accommodation; associated landscaping, access and boundary treatment works.
Planning Officer	Stephen Edwards		
Comment	<p>The Northumberland and Newcastle Society (N&N) supports grant of approval for this scheme.</p> <p>The Society notes this site has been subject of multiple applications in recent years. The proposals appear to follow an Edwardian design that is commensurate with the conservation area and relationship with its environment.</p> <p>We also note and welcome the proposals make substantial reference to low carbon / energy efficiency measures.</p>		
2024/0436/01/DET	Detailed Application	Bowl Newcastle, 429 Westgate Rd, Newcastle Upon Tyne, NE4 8RN	Install new shopfronts to north elevation.
Planning Officer	Stephen Edwards		
Comment	<p>The Northumberland and Newcastle Society (N&N) objects to grant of planning approval for this scheme.</p> <p>The Society has commented in detail on previous unsuccessful applications for this site of great potential and historic significance. The status of this building as a locally designated heritage asset together with its outstanding design features provide clear direction for the type of development that would be acceptable and welcome.</p> <p>This is a very disappointing application lacking in explanation or detail on what is proposed, despite it being a 'Detailed Application' it has apparently</p>		

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	<p>been validated without a Design and Access Statement (D&A) or indeed a Heritage Statement.</p> <p>There were no internal drawings available on the planning portal to assess what is proposed and the ambiguous content of the plans and elevations that were accessible do not offer any explanation of the relationship between the shopfronts and the pilasters.</p> <p>We would strongly urge the applicant to carefully consider the City Council's guidance in respect of previously unsuccessful applications together with the generic issues identified in other submissions in order to present a scheme that could achieve support.</p>		
2023/1919/01/DET	Detailed Application	Tyne Hotel, 2 - 6 Bentinck Crescent, Newcastle Upon Tyne, NE4 6TH	Change of use of part of hotel (Class C1) at ground floor to 2 no retail units (Class E), install 3 new entrances, refuse, cycle parking & 2 car parking spaces to rear.
Planning Officer	Nick Robertson		
Comment	<p>The Northumberland and Newcastle Society (N&N) recommends grant of planning approval for this scheme should be deferred for further information.</p> <p>We believe much of the built historic fabric of this area of Newcastle has not had the levels of protection given to that in some other parts of the city. Bentinck Crescent is a locally listed heritage asset and this status should be clearly referenced within the application to ensure interventions are respectful of this status and do not adversely impact on historic fabric.</p> <p>Notwithstanding the above, the Society feels that this is a poor application with insufficient clarity and accuracy particularly within the Design and Access Statement (D&A). It does appear that some revisions have been submitted subsequently with scaled drawings but this remains a confusing application that would certainly benefit from consolidation in a revised D&A that explains what is being sought.</p> <p>This scheme creates an opportunity to improve the shopfront elevations in accordance with its value as a locally listed heritage asset and thus help redress the degraded character of the overall terrace that has been impacted through past interventions.</p> <p>Given the current and proposed use of the building the acoustics assessment included within the application should be based on sufficient supporting evidence and this does not seem to be the case.</p>		
2024/0365/01/LBC	Listed Building Consent	West Lodge High Gosforth Park, Newcastle Upon Tyne, NE3 5EJ	Erection of single storey extension, external stairs and access ramp to rear.
Planning Officer	Michael Sudds		
Comment	<p>The Northumberland and Newcastle Society (N&N) supports grant of approval for this scheme.</p> <p>The Society recognises the interventions proposed in this scheme are both discreet and proportionate, representing efficient use of space.</p>		