

**Planning and Development Team (P&D)  
Planning submissions for Newcastle City Council – April 2024**

<b>Application Reference</b>	<b>Application Type</b>	<b>Location Details</b>	<b>Proposal</b>
<u>2024/0509/01/LBC</u>	Listed Building Consent	Grainger Market, Grainger Street, Newcastle Upon Tyne, NE1 5QQ	Internal alterations include install 2 no. pavilions at Nun St/ Nelson St, replace floor finish, install lighting to alleyways, upgrade & install glazed sliding doors to all 14 entrances, repair mosaic tile floor at entrance No.1, install digital display units, new mechanical ventilation to roof, refurbish WCs, internal signage to market, external non-illuminated, hand painted numbers to entrance doors, individual lettering and non-illuminated signs to entrances.
<b>Planning Officer Comment</b>	Jessica Annan		
	<p><b>The Northumberland and Newcastle Society (N&amp;N) enthusiastically supports grant of consent for this application.</b></p> <p>The Society welcome this imaginative scheme and its aim to reinvigorate Newcastle’s much loved and valued Grainger Market. We are delighted to offer our support for what we believe is a highly creditable and detailed application that has clearly been informed by extensive consultation.</p> <p>Our sole observation is that we would like to have seen one or more Richard Grainger fountain(s) reinstated within the market.</p>		
<u>2024/0521/01/LBC</u>	Listed Building Consent	68 Grainger Street, Newcastle Upon Tyne,	Install new shop fronts to Grainger St / Bigg Market including internal alterations. 2 no. internally illuminated fascia signs, 2no. non-illuminated fascia signs, 2 no. internally illuminated projecting signs, window vinyls & internal floor mounted monitor.
<u>2024/0520/01/DET</u>	As above	As above	As above
<b>Planning Officer Comment</b>	Lucille Robertson		
	<p><b>The Northumberland and Newcastle Society (N&amp;N) submits the following comment in respect of this application.</b></p> <p>The Society acknowledges this scheme will bring beneficial occupancy to an important and prominent heritage asset. Notwithstanding that the scheme will improve the streetscape presence of this building we would ask that the inappropriate tiles applied to external elevations are sensitively removed. The proposed treatment of this building of quality at the junction of Grainger Street and the Bigg Market offers an opportunity follow the award winning approach applied to historic frontages of the recent NE1 Bigg Market project.</p> <p>As a generic point we would expect this application to be compliant with the city council’s historic shopfronts policy.</p>		

Northumberland and Newcastle Society (N&N)

<u>2024/0478/01/LBC</u>	Listed Building Consent	1 Old Eldon Square, Newcastle Upon Tyne, NE1 7JG	Install 2no. condenser units, 10no. extract louvres, replace windows, infill openings with brick to rear elevation, replace roof light to 3rd floor. Display non-illuminated individual brass effect lettering above entrance door, brass plated sign to side of main entrance door, 1x double sided standing sign fixed to timber posts, individual brass coloured lettering to corner of Eldon Sq & Blackett St.
<u>2024/0477/01/DET</u>	As above	As above	As above
<b>Planning Officer</b>	Jessica Annan		
<b>Comment</b>	<p><b>The Northumberland and Newcastle Society (N&amp;N) submits the following comment in respect of this application.</b></p> <p>It is evident this application is informed by extensive historical research and seeks to respect the significance of the cherished heritage asset. The images shown in the heritage statement give great context to the importance of this building as one of the original surviving elements of Old Eldon Square.</p> <p>We can only lament the lack of foresight applied to decision making for the lost elements of what was once a much more extensive outstanding architectural gem in the heart of our great city. Notwithstanding this, the Society welcomes schemes that bring sustainable beneficial occupancy to the remaining heritage assets of Old Eldon Square. This is one such scheme and we would ask that the choice of lettering facing onto the open area of the square is carefully considered. As a matter of general principle we would like to see a consistent and respectful approach applied to all frontages of the buildings in the Old Eldon Square terrace.</p>		
<u>2024/0444/01/DET</u>	Detailed Application	Newcastle University, Castle Leazes Halls Of Residence Spital Tongues, Newcastle Upon Tyne, NE2 4NY	Demolition of existing buildings and structures alongside works to site access.
<b>Planning Officer</b>	James Cowen		
<b>Comment</b>	<p><b>The Northumberland and Newcastle Society (N&amp;N) submits the following comment in respect of this application.</b></p> <p>As a generic principle the Society is opposed to demolition of structurally sound buildings as this is in conflict with embodied carbon considerations, however where compelling evidence exists we accept it may be justified.</p> <p>It is our understanding the buildings proposed for demolition are not fit for purpose and beset with significant faults.</p> <p>Given our comments in respect of embodied carbon we would expect a clear case for the extensive reuse of material recycled from the site in the proposed replacement buildings to be subject of a further application.</p>		

Northumberland and Newcastle Society (N&N)

<u>2024/0124/01/LBC</u>	Listed Building Consent	Hotel Balmoral, 358 Westgate Road, Newcastle Upon Tyne, NE4 6NU	Internal alterations including removal of partition walls to 2 no rooms on each floor & install kitchen for communal lounge and kitchen for HMO.
<u>2024/0123/01/DET</u>	As above	As above	Change of use of 1 <sup>st</sup> & 2 <sup>nd</sup> floors from hotel (Class C1) to 18 bed HMO (Sui Generis) and provision of refuse storage.
<b>Planning Officer</b>	Helen Spoors		
<b>Comment</b>	<p><b>The Northumberland and Newcastle Society (N&amp;N) submits the following comment in respect of this application.</b></p> <p>As a generic principle the Society welcomes applications that bring sustainable beneficial occupancy to heritage assets. The west end of Newcastle appears to have significantly less designated and locally listed heritage assets than elsewhere in the city despite its historic role.</p> <p>We feel this is a reasonable scheme for an important historic building and recognise the interventions are principally based on internal works to add kitchens to facilitate change of use to HMO.</p> <p>The Society has previously commented on the cumulative effect of HMOs in Newcastle and how this impacts on housing provision and community sustainability. Given the potential of HMOs to have significant social consequences on viability of communities we would ask Newcastle City Council to review relevant policy and its supplementary planning document (SPD) on Maintaining Sustainable Communities.</p>		
<u>2024/0536/01/LBC</u>	Listed Building Consent	LNER, Newcastle Central Station Neville Street, Newcastle upon Tyne, NE1 5DL	Internal works to existing ticket office to create new station management centre including installation of 2 no. external air conditioning units.
<u>2024/0296/01/LBC</u>	As above	As above	Install 3 no external air conditioning units, internal alterations to management centre to create health & wellbeing centre for staff, redecorate / refurbish throughout including WCs and kitchen, alterations to lighting.
<b>Planning Officer</b>	Charlotte Coyne		
<b>Comment</b>	<p><b>The Northumberland and Newcastle Society (N&amp;N) submits the following comment in respect of this application.</b></p> <p>As a Grade I designated heritage asset, Newcastle Central Station embodies the irreplaceable style, elegance and quality architecture that are such an important part of this wonderful city.</p> <p>The Society recognises the requirement for the Central Station to maintain its functional purpose as the principle transport gateway to the North East of England. We believe the proposed interventions are legitimate and reasonable, notwithstanding the building's great historical significance. We would expect great diligence and attention to detail being applied to avoid harm to historic fabric, subject to careful scrutiny by the conservation officer.</p>		

Northumberland and Newcastle Society (N&N)

<u>2024/0608/01/LBC</u>	Listed Building Consent	Tyne Theatre And Opera House, 111 - 113 Westgate Road, Newcastle Upon Tyne, NE1 4AG	Internal alterations - removal of a remnant of the original covered plaster ceiling.
<b>Planning Officer</b>	Katie Rowe		
<b>Comment</b>	<p><b>The Northumberland and Newcastle Society (N&amp;N) supports the grant of consent for this application.</b></p> <p>The Society welcomes and supports the ambitions of the applicant for this scheme and the wider regeneration of this outstanding and unique building. We recognise the need for this intervention and equally the careful consideration that has been applied to assess historic fabric and potential measures to preserve this for future reuse.</p>		
<u>2024/0525/01/LBC</u>	Listed Building Consent	South Shotton Edge Cottage Old Great North Road, Shotton, Newcastle upon Tyne, NE13 6DL	Erection of 2 storey side extension with glazed link, new vehicle access driveway, remove existing 1.4 metre wall & rebuild with reclaimed stone.
<b>Planning Officer</b>	Michael Sudds		
<b>Comment</b>	<p><b>The Northumberland and Newcastle Society (N&amp;N) submits the following comment in respect of this application.</b></p> <p>The Society notes this site is located at the extreme north of the Newcastle City Council area in an environment that is predominantly rural and in close proximity to the Northumberland County Council boundary. As a designated heritage asset it is therefore necessary to consider the impact of the proposed development in terms and setting and potential harm.</p> <p>The listed cottage is clearly a building of historical significance and of quality, it follows that any development must respect and empathise with the rationale for its listing.</p> <p>As a generic principle, the Society believes a sensitively designed linked extension is acceptable, subject to it being clearly of its time and distinct from the listed building. The proposed scheme produced different perceptions from within the N&amp;N team. The upshot of our deliberations is that we feel the design should demonstrably protect the setting of the listed cottage, i.e. what could be described as passing 'the drive past factor' test. If this test is passed, does the detail of the design work aesthetically across the site and on a practical level?</p> <p>We acknowledge these are matters of subjective opinion and would ask the planning authority to carefully consider this application accordingly.</p>		
<u>2024/0539/01/LBC</u>	Listed Building Consent	11 Brandling Park, Newcastle Upon Tyne, NE2 4QA	External alterations to repair and reinstate stone pillars and erect replacement timber fence and gate to the West boundary.
<b>Planning Officer</b>	Beth Linscott		
<b>Comment</b>	<p><b>The Northumberland and Newcastle Society (N&amp;N) supports the grant of consent for this application.</b></p>		

## Northumberland and Newcastle Society (N&N)

	<p>The Society recognises the sympathetic treatment of historic fabric by the applicant and the high level of technical detail contained within both the Heritage and the Design and Access Statements. The proposal is an exemplar of conservation practice and despite the work being of a modest nature, clearly demonstrates the care and consideration the applicant has shown to a historical asset and respect to the streetscape generally. The Society commends and supports the application.</p>		
<p><u>2024/0604/01/DET</u></p>	<p>Detailed Application</p>	<p>Stowell Street, Newcastle Upon Tyne,</p>	<p>Installation of catenary lighting system consisting of 460 led illuminated Chinese lanterns to full length of street.</p>
<p><b>Planning Officer</b></p>	<p>Jessica Annan</p>		
<p><b>Comment</b></p>	<p><b>The Northumberland and Newcastle Society (N&amp;N) supports the grant of consent for this application.</b></p> <p>The Society recognises Stowell Street would greatly benefit from the proposed lantern lighting scheme and potentially invigorate the existing streetscape which has over the years lost its original exciting, distinctive atmosphere. We would however make the following observations:</p> <ul style="list-style-type: none"> <li>• There is no mention of delivery vehicles height restrictions incorporated in the plans, appropriate signage location at each end of the street would be prudent to avoid accidental damage.</li> <li>• Programmed maintenance is not mentioned or the projected lifespan of the installation.</li> <li>• The lights are low energy LED, but we wonder if the system of lights could be powered by a photovoltaic assembly located on a suitable roof on the street which would be more sustainable and environmentally friendly.</li> <li>• Finally, we believe the proposals are an opportunity to link up the lighting with the superb arch which was designed as the gateway into Chinatown and at present is somewhat detached from Stowell Street.</li> </ul> <p>The Society supports the application with the reservations detailed above.</p>		