

Northumberland and Newcastle Society (N&N)

Planning and Development Team (P&D)
 Planning comments (Newcastle City Council) – July 2024

Application Reference	Application Type	Location Details	Proposal
2024/1009/01/LBC	Listed Building Consent	6a Chimney Mills, Newcastle Upon Tyne, NE2 4AL	Install new cladding to external elevations with insulation, replace existing timber roof level walkway with external balustrade set back from perimeter. Replace rooflights / floorlights. Install new roof access hatch. Erection of staircase & mezzanine floor level internally within windmill with new internal finishes & lighting scheme.
2024/1008/01/DET	Detailed Application	As above	As above
Planning Officer	Nick Robertson		
Comment	<p>The Northumberland and Newcastle Society (N&N) supports grant of approval for this scheme subject to the following comments.</p> <p>The Society believes this is a reasonable scheme given its focus is on renovation with some interventions that are acceptable. It appears the proposal is respectful of historic fabric and demonstrates use of appropriate materials for a building of significant heritage value. We consider the scheme is well presented, with clarity on what is proposed.</p>		
2024/0943/01/LBC	Listed Building Consent	T J Hughes, 86 - 92 Grainger Street, Newcastle Upon Tyne, NE1 5JQ	Erect 3 storey rear/roof extension & convert upper floors as a mixed use development, comprising retained retail (Class E) at ground & basement levels (including serviced accommodation services, entrance / reception at ground floor level), the delivery of 254 units of serviced accommodation (Class C1) with ancillary facilities including gym, games area, atrium & outbuilding at 1 st floor level for use as wellness retreat for guests.
2024/0930/01/DET	Detailed Application	As above	As above
Planning Officer	Helen Spoor		
Comment	<p>The Northumberland and Newcastle Society (N&N) recommends this application be deferred for redesign as referred to below.</p> <p>The Society acknowledges the proposed development encompasses a series of contemporary structures which have already replaced the original fabric and have left therefore only the classical facade to Grainger Street in situ, and a replacement infill on the Bigg Market frontage.</p> <p>We support the addition of residential accommodation in the City Centre, and particularly the use of the above ground accommodation which is so often left vacant in the Grainger Town area. It is a regret that the scheme proposes a large number of very small studio type aparthotel spaces</p>		

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	<p>rather than larger dwelling apartment units, but we acknowledge the economic drivers of the scheme may dictate otherwise. The inclusion of an inner landscaped amenity space is a welcome addition.</p> <p>It is evident the developer has gone to some trouble to ensure the views of the original facades from Grainger Street and Nun Street are not compromised by the scale of the new building but this has not been achieved in the views from the Bigg Market where the existing, relatively recent contemporary infill is rather lower than it might have been in context. Notwithstanding this, the effect of the new development is to loom over the infill and the adjacent listed buildings in a very insensitive manner. The blank facade and plain modern cladding panels exacerbate the overwhelming scale.</p> <p>Whilst we have no objection to the scale or content of the scheme as a whole because it is not visible generally, the Society suggests that the southern block of accommodation should be reduced in height by 2 storeys so that it does not dominate the Bigg Market view. In addition, the blank faced cladding is unsympathetic to the stone and slate adjacent to it and better use of materials and articulation (for instance of stair and lift towers) could considerably improve the overall effect and help the new building sit more comfortably in this major Conservation Area.</p>		
<p>2024/1101/01/LBC</p>	<p>Listed Building Consent</p>	<p>Chart House, 63 Quayside, Newcastle Upon Tyne, NE1 3DE</p>	<p>External alterations include removal of timber cladding to front elevation, replace with aged corten panelling, replace existing sliding patio door style windows to front ground floor with 1690mm high fixed panel windows, with a 590mm lift-up style top opening, remove existing non-original boxed in window divider wall, replace existing wood double doors with metal clad double doors with mesh inset & brass custom handles, retain existing awning with new fabric, new external seating to front with movable planters/plants & seating, block up existing doorway between alley/entrance way & main building to create a wardrobe, create new accessible entrance using existing large window, insert doorway from kitchen to alleyway to access rear refuse/servicing area. Display 1no box sign with lettering, 1no menu box, 1no high level projecting sign, 1no logo cube box, 1no set of lettering (internally illuminated). Internal alterations including non-original stairs on ground floor moved to open up the central room, installation of waiter stations & new fitted seating, kitchen & decorative</p>

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			features, decorative lighting, tiled flooring throughout front of house ground floor, wood floorboards to entrance vestibule area, remove existing wood panelling from walls, clean existing brickwork leaving exposed throughout ground and first floors. Redecorate painted brickwork in entrance vestibule, remove existing ground floor bar, install new bar to 1 st floor with integrated seating & waiter stations, install full height shelving around bar area, new lighting implemented as per the lighting layout plan, existing timber flooring will be retained at upper 1 st floor, bar area will include new wood floorboards and tiles within service area, basement level walls will be repainted or retiled to bathroom.
2024/1097/01/DET	Detailed Application	As above	As above
Planning Officer	Lucille Robertson		
Comment	<p>The Northumberland and Newcastle Society (N&N) recommends this application be deferred for clarification on what is proposed.</p> <p>The Society found this to be a confusing application that requires much greater clarity on what is proposed. The external interventions appear to be unnecessary and lack sympathy with historic fabric. Specifically, we feel the proposed frontage design including metal doors is not appropriate and as a generic principle we would expect strict compliance with city council historic frontages policy.</p> <p>Internally, the proposals do not provide sufficient explanation of the extent of historic fabric that will be impacted as a result of the scheme.</p> <p>There is too much unnecessary detail within the summary of works and the application would greatly benefit from separating what appears to be largely cosmetic interventions from the more substantial and potentially significant impact on the heritage asset.</p>		
2024/1090/01/DET	Detailed Application	39-40 Sandhill, Quayside, Newcastle Upon Tyne, Newcastle-upon-tyne, NE1 3RG	Alterations to south elevation and lightwell courtyard, new gate onto Sandhill from courtyard access, installation of 2 sets of double doors with vertical sliding sash windows and new wood burner flues fixed to courtyard walls.
Planning Officer	Helen Spoors		
Comment	<p>The Northumberland and Newcastle Society (N&N) submits the following general comment in respect of this application.</p> <p>The Society welcomes schemes that recognise the status and value of heritage assets, we consider this is a reasonable proposal and acknowledge the applicant's approach in seeking to respect historic fabric. This building is of great significance to Newcastle and forms part of a block</p>		

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of equally invaluable structures that for centuries have connected the city and the River Tyne.

Our principle observation for this scheme is that it is subject of careful scrutiny in respect of building regulations to ensure the installation of stoves provides high levels of protection given the history of these buildings. Notwithstanding this, we do note generic concerns around the potential polluting effects of woodburning stoves in urban areas.