

Northumberland and Newcastle Society (N&N)

**Planning and Development Team (P&D)  
Planning submissions – Sept 2024**

Application Reference	Application Type	Location Details	Proposal
<a href="#">24/01226/FUL</a>	Full Application	22 Northumberland Square North Shields Tyne And Wear NE30 1PW	Removal of dormers with replacement forming balcony to front within slope of roof and rear enclosed by balustrade
<b>Planning Officer</b>	Rebecca Andison		
<b>Comment</b>	<p><b>The Northumberland and Newcastle Society (N&amp;N) objects to the grant of planning consent in respect of this scheme in its current form.</b></p> <p>The Society has previously commented on the need for a consistent, respectful approach to the treatment of rooflines in this conservation area. It appears the approval of similar works at no 28 appears has set a precedent for such inappropriate treatment as we predicted in our objection to that scheme.</p> <p>In a conservation area we consider that the carving out of sections of the roofs is wrong in principle where restoration of period detail should take precedence and is written into the documentation. We note that the approval for this work permitted at no. 28 has already been modified to its detriment by the retention of the front dormer cheeks/roof to give shelter (24/00649/FUL, drawing 313+3+321), and the introduction of a long fascia of unspecified materials and finish.</p> <p>The side elevation for the new application, drawing 451+3+321 gives the impression of a free-standing canopy projecting over an open balcony, with the glazed wall set back. If this is a correct reading the black Upvc fascia board will be even more prominent. If not correct, the detail of the construction shown on this drawing needs to be clarified. We note the Conservation Officer's opinion this should be refused because it is an enlarged dormer does not seem born out by the clear setback shown on the First and Loft Floor plan.</p> <p>The rear extension may have less impact because of its location but further detail of its construction is still needed in our view.</p> <p>Although the dwellings on this side of Northumberland Square may not be listed they are crucial to the setting of those which are, i.e. the north side, and the park. It seems equally important to return them to their original appearance in order to preserve and enhance the conservation area. It is our belief that this application, in common with No. 28, fails to do.</p>		