

**Northumberland & Newcastle Society  
Planning and Development Team (P&D)  
Planning comments for Newcastle City Council – October 2024**

Application Reference	Application Type	Location Details	Proposal
<a href="#">2024/1599/01/LBC</a>	Listed Building Consent	Grainger Market, Grainger Street, Newcastle Upon Tyne, NE1 5QQ	Internal alterations to infill tunnels below the Arcade.
<b>Planning Officer</b>	Jessica Annan		
<b>Comment</b>	<p><b>The Northumberland and Newcastle Society (N&amp;N) submits the following generic comment in respect this application.</b></p> <p>The Society enthusiastically endorses the renovation effort that is being applied to this outstanding Grade 1 designated heritage asset. We understand the funding that is supporting this effort is provided from central government via the 'levelling up' agenda.</p> <p>The Grainger Market symbolises the vision, style and collective community identity of the people of Newcastle over 2 centuries of continuous service to the city. Throughout its life the Grainger Market has represented a constant as events outside have shaped the lives of Newcastle's people, the most significant of these events being the 2 World Wars of the 20<sup>th</sup> Century.</p> <p>This listed building consent relates specifically to structural changes made to the Grainger Market to provide shelter for people during WW2 in the event of air raids. The tunnels subject of this application were constructed specifically for that purpose and are an important element in the history of the Grainger Market and equally in recording among the darkest times for the people of Newcastle.</p> <p>It is evident there are 3 tunnels in varying condition, the worst of which are in danger of collapse and being supported by temporary structural props supporting the market floor above.</p> <p>The Society's view is that wherever possible and practical it is critical to prevent irreversible loss of heritage assets, recognising that one or more of the tunnels may be structurally unsound. We would expect careful consideration of different options for infilling the tunnels that would allow for reversible treatment in the future.</p> <p>Accepting that degradation has impacted on the tunnels and thus their architectural value, we understand that one of the tunnels is in substantially better condition than the others. If this is the case could that example be retained with periodic public access during the heritage open days programme?</p> <p>Irrespective of the option selected it is important that a detailed historical record of the tunnels is made including recovery of fittings.</p>		
<a href="#">2024/1158/01/LBC</a>	Listed Building Consent	Units 4 & 5 Hanover Mill Hanover Street,	Convert ground floor bar/kitchen to 5no residential 1, 2 & 3 bed apartments (C3), external alterations including removal of

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		Newcastle Upon Tyne, NE1 3RF	signage, cladding above entrance doors & replace with clear glazing; internal alterations include removal of existing kitchen/bar finishes & partition walls, install new walls & ceilings, create 3 new openings supported via steel beams/lintels through existing internal walls for access into flats 2 & 4 and internal window opening to flat 5.
<a href="#">2024/1157/01/DET</a>	Detailed Application	As above	As above
<b>Planning Officer</b>	Lucille Robertson		
<b>Comment</b>	<p><b>The Northumberland and Newcastle Society (N&amp;N) submits the following generic comment in respect this application.</b></p> <p>As a general principle the Society advocates for and welcomes applications for schemes seeking to repurpose vacant buildings as residential space. We are particularly keen to support such schemes where the donor building is a heritage asset. We note in this scheme the upper floors of the building are already repurposed for residential use.</p> <p>Notwithstanding our comments above it is evident that the layout of the basement of this building creates significant challenges for the proposed residential reuse. Specifically it is unclear how the proposed bedrooms at the rear will be ventilated or have window provision, these are critical factors and must be addressed.</p> <p>Practical services requirements may prevent compliance with Building Regulations or to do so may require impactive harmful interventions to designated heritage asset. To achieve the proposed outcome it is likely the proposals will require substantial revision and careful consideration should be given to the internal layout design and access arrangements.</p>		
<a href="#">2024/1410/01/DET</a>	Detailed Application	The Dun Cow Brandling Place, Newcastle Upon Tyne, NE2 4RS	Creation 9no. new residential units (Class C3), comprising 4no. apartments within retained former Dun Cow public house and erection 5no. 3 storey houses with garages. Create 4no. off street parking spaces & associated landscaping.
<b>Planning Officer</b>	Colin Rising		
<b>Comment</b>	<p><b>The Northumberland and Newcastle Society (N&amp;N) supports grant of approval for this application.</b></p> <p>We note this scheme follows on from a previously refused application (ref 2022/1621/01/DET) for residential development at this site. The Society accepted the rationale for that scheme whilst regretting the proposed demolition of the former Dun Cow public house.</p> <p>It is evident the applicant has sought to resolve the areas of concern that led to the refusal and we note the revised scheme includes the welcome retention and reuse of the former public house. The N&amp;N is an enthusiastic advocate for repurposing vacant structurally sound commercial buildings as good quality residential accommodation. We would reiterate our</p>		

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	previous comments in respect of the provision of parking space and the generation of additional traffic as a consequence of this development.		
<a href="#">2024/1396/01/LBC</a>	Listed Building Consent	Waterstones, Emmerson Chambers, Blakett St, Newcastle Upon Tyne, NE1 7JF	External alterations include erection of scaffold access, repairs to roof structure, leadwork, re-point stonework, cracked brickwork, windows, cracked glazing, expose steel structures & repair where necessary, re-slate roof & renew copper cladding to domes.
<b>Planning Officer</b>	Charlotte Coyne		
<b>Comment</b>	<p><b>The Northumberland and Newcastle Society (N&amp;N) supports grant of approval for this application.</b></p> <p>Emmerson Chambers is arguably one of the finest historical buildings in Newcastle and richly deserves its Grade II* listed status. Situated within the Central Conservation Area in Blakett Street, at the heart of the city, it is currently home to Waterstones bookstore and is a stunning example of an eclectic mix of art nouveau and baroque architecture. Built in 1903-4, it has undergone numerous alterations mainly, but not exclusively to the interior, but thanks to the owners, Fenwick, and their dedicated architectural team David Nimmo and Partners, work has always been carried out extremely professionally and to the highest possible standards.</p> <p>The Society is therefore very pleased to support this application to carry out much needed restoration and repairs to the external elevations of this iconic structure. The intricate detail provided in the in the heritage statement and works schedules clearly demonstrate the will of the owners to maintain a much-loved building and to secure its future for many years to come. The Society wholeheartedly supports the application.</p>		
<a href="#">2024/1286/01/LBC</a>	Listed Building Consent	Bait, Basement & Ground Floor, 18 Leazes Park Road, Newcastle Upon Tyne, NE1 4PG	Alterations to elevations including removal of ground floor window to front, replace entrance door, internal alterations include blocking up internal door, install partition walls / doors to basement & ground floors to provide, kitchen, stores, bar, seating area & wc's. Remedial damp proofing works & tanking to basement.
<a href="#">2024/1285/01/DET</a>	Detailed Application	As above	As above plus erection of raised outdoor seating terrace with 1.63 m high (max ht) brick wall & railings, ramped access & 2 no jumbrellas' following removal of 3 car parking spaces to front
<b>Planning Officer</b>	Karen Shotton		
<b>Comment</b>	<p><b>The Northumberland and Newcastle Society (N&amp;N) supports grant of approval for this application subject to the comments below.</b></p> <p>The Society welcomes the modest improvements to the elevations of the property and has no objection to the alterations. We also support the</p>		

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	<p>removal of cars from the West facing front area which will help to restore some of the original sense of place for the terrace.</p> <p>Our one qualification is that there is more detail required on the design of the enclosure and clarity on use of materials: brick, stone capping? Equally on the design of the replacement iron railings is this modern, traditional, etc? Little detail is shown in the drawings or within the design and access statement (D&amp;A) and we recommend this element should be subject of specific conditions on design and material finish.</p>		
<a href="#">2024/1725/01/DET</a>	Detailed Application	Dadyal, 2 - 4 Howard Street, Newcastle Upon Tyne, NE1 2AZ	Erection of 8 storey hotel including 2 bed penthouse (total bed spaces 32) (Class C1), cycle and refuse storage following demolition of 2 storey building.
<b>Planning Officer</b>	Jessica Annan		
<b>Comment</b>	<p><b>The Northumberland and Newcastle Society (N&amp;N) objects to grant of approval for this application.</b></p> <p>The Society believes that this scheme is of poor quality and is insensitive to its surroundings. It is too large and completely out of scale with its neighbours. Despite the presence of substantial buildings across the junction of Melbourne Street, the immediate context of this development is it being adjacent to the rather more modest but attractive council flats which are locally listed.</p> <p>There are 6 and 7 story buildings across the junction on Melbourne Street and these are offered as mitigation in the design and access statement (D&amp;A) study. Nonetheless those buildings are grouped together in a relationship of similar scale and form stretching west on the street .</p> <p>This development is however, adjacent on both Howard Street and Gibson Street, to the adjacent and modest 4 storey apartment buildings, and it is particularly insensitive in form, detail and scale to those buildings.</p>		