

Planning and Development Team (P&D)
Planning comments (Newcastle CC) - February 2025

Application Reference	Application Type	Location Details	Proposal
2025/0154/01/DET	Detailed Application	Land To The West Of Carliol Square, Newcastle Upon Tyne	Erection of 9 storey office building (Class E), associated refuse store, plant & store rooms, substation, cycle storage, changing rooms & rooftop plant room.
Planning Officer	Karen Shotton		
Comment	<p>The Northumberland and Newcastle Society (N&N) submits the following generic comment in respect of this application.</p> <p>The Society notes this application relates to the wider regeneration of the East Pilgrim Street development zone subject of a specific strategic local plan policy. This scheme is an element of the Pilgrim Place development, following on from completion of Bank House, thus adding to the impression of a cluster of tall buildings at the north end of the Tyne Bridge.</p> <p>Whilst we did have some reservations around the impact of Bank House on nearby heritage assets we do feel that it has a better relationship with its surrounding environment than expected. Additionally, we feel the treatment of the adjacent Grade II Worwick Chambers heritage asset (Historic England ref 1376003) is both commendable and instrumental as a place making set piece for the entirety of the wider development zone.</p> <p>It appears this scheme takes much of its design cue from the Bank House building and given our comments above we feel that it represents a reasonable approach to regeneration of this element of a vacant brownfield site.</p> <p>The transport statement makes reference to an expectation that many people accessing this building will choose active transport options. Given this expectation we would expect a detailed plan to deliver enhancements to the pedestrian bridge connection to Manors Network Rail station to facilitate access to much improved train services there.</p>		
2025/0057/01/ADV	Advertisement Consent	Units 6 & 7, Eldon Square Shopping Centre, Part of 14 & 16-22, Nelson Street, Newcastle upon Tyne, NE1 7AP	Display of 2no externally illuminated projecting signs, 1no halo illuminated entrance sign, 1no internally illuminated menu box, 2no branded parasols and 12no branded planters to Nelson Street elevation.
2025/0056/01/LBC	Listed Building Consent	As above	Alterations as above plus new door, install 3no wall lights, hanging baskets & decorative features, internal alterations include illuminated signage behind glazing, remove & replace partition walls to allow for kitchen, bar, entrance lobbies, wc's locker room & back of house accommodation.
Planning Officer	Karen Shotton		

Northumberland and Newcastle Society (N&N)

<p>Comment</p>	<p>The Northumberland and Newcastle Society (N&N) believes that approval for this scheme should be subject to the following amendments.</p> <p>The Society notes the designated heritage assets comprising this site (Historic England refs 1024812 & 1096855) were substantially impacted by the development of the Eldon Square Shopping Centre in the late 1970s and through later further unsympathetic interventions. Notwithstanding these interventions, they remain protected heritage assets and our concern is about the effect of these proposals on the historic elevations of Nelson Street.</p> <p>The Design and Heritage Statement with the application makes no reference in Section 4 to the supplementary planning advice document “Pavement Cafes: Planning and Design Guidance” published by the Council (July 2024). The advice recommends a preference for fabric barriers over planters, if the latter are used they must be well designed for the location. Real plants must be used, (therefore requiring looking after). Everything, including parasols, must be removable and put away and special attention paid to the effect on the setting of listed buildings.</p> <p>In the light of the council’s published policies the Society’s view is that the main aspects of the design need to be reviewed, specifically the colour and design of the planters. Even if they were to be replaced by fabric barriers the design needs to be reconsidered, as to the acceptability of both the colour and the lettering in this historic setting.</p>		
<p>2025/0143/01/NOD</p>	<p>Notification of Demolition</p>	<p>Percy House Percy Street, Newcastle Upon Tyne, NE1 4PW</p>	<p>Notification of Prior Approval for demolition of eight storey building.</p>
<p>Planning Officer</p>	<p>Helen Spoons</p>		
<p>Comment</p>	<p>The Northumberland and Newcastle Society (N&N) submits the following generic comment in respect of this application.</p> <p>The Society believes that few will mourn its loss, however we lament the need for demolition given the release of embodied carbon that will result from the demolition of such a large building.</p> <p>It is our expectation the planning authority will ensure the justification for such a demolition is based on the applicant providing evidence that options for repurposing and its further use have been properly explored and discounted. Notwithstanding this, the grant of approval should be conditional on demonstrating the operational carbon output of a replacement building is factored in to achieve overall energy performance requirements.</p>		