

Planning and Development Team (P&D)
Planning comments (Newcastle City Council) – March 2025

Application Reference	Application Type	Location Details	Proposal
2025/0205/01/SCR	Request for screening opinion	Land East of Walbottle Rd & North of Hospital Lane, Walbottle.	Screening Opinion in respect of proposed solar farm and associated infrastructure.
Planning Officer	James Cowen		
Comment	<p>The Northumberland and Newcastle Society (N&N) submits the following comments in respect of this scheme.</p> <p>We note this application has already been decided having been received, validated and a decision issued within 3 weeks. The application sought local planning authority (LPA) opinion as to whether such a development in this location requires an environmental impact assessment (EIA) prior to a more defined scheme being brought forward.</p> <p>Notwithstanding the outcome, the Society believes the decision, i.e. that the proposed solar farm does not require an EIA, is based on a subjective judgement made with undue haste that appears in conflict with significant statements contained within the planning officer's report.</p> <p>There cannot be any reasonable doubt that a scheme of such scale and form on what the planning officer acknowledges is 'best and most versatile land' (BMV) and likewise acknowledges that adverse impact on this land from such a development should require an EIA. The Society is profoundly troubled that despite this scheme relating to what is unquestionably a major development and representing such a substantial change of use, it appears the LPA's judgement lacks anything like the scrutiny such an application demands.</p> <p>It seems utterly beyond logic not to require an EIA for a scheme that appears to take up to 34 hectares of BMV land out of agricultural use irrespective of other considerations including those relating to biodiversity and effect on its surroundings.</p> <p><u>**Note – already decided**</u></p>		
2025/0381/01/LBC	Listed Building Consent	Ouseburn Warehouse, Workshops & Studios, 36 Lime Street, Byker, Newcastle Upon Tyne, NE1 2PQ	Internal works to remove & alter walls, install accessible WC's. Install new lift & reclad /rebuild existing lift overrun. External works include erection of single storey accessible gallery & entrance following demolition of existing lean to entrance. Replace painted metal, external fire escape to match existing. Replace windows to levels 1, 2, 3 & 4. Proposed signage in cut-out metal lettering to lift overrun and new entrance.

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2025/0375/01/DET	Detailed Application	As above	As above
Planning Officer	Lucille Robertson		
Comment	<p>The Northumberland and Newcastle Society (N&N) supports grant of approval for this scheme.</p> <p>The Society notes the outstanding success of the community led transformation of the Ouseburn Valley from what was once a scene of post-industrial terminal decline to being a globally recognised exemplar of neighbourhood regeneration.</p> <p>Ouseburn's regeneration is founded on the renovation and repurposing of heritage assets of style and stature that have endured through being adaptable for contemporary use. 36 Lime Street is among the most prominent and attractive elements of these heritage assets. It is evident that the applicant understands the importance of securing a sustainable future for this building based on respect and sympathetic treatment of historic fabric. The proposed interventions are in the Society's view both reasonable and appropriate, as a result we support grant of approval for this scheme.</p>		
2025/0419/01/DET	Detailed Application	Former Machine Shop & Smiths Shop Buildings South Street, Newcastle Upon Tyne, NE1 3PD	Removal of roof structures and partial removal of external walls.
Planning Officer	Helen Spoor		
Comment	<p>The Northumberland and Newcastle Society (N&N) supports grant of approval for this scheme subject to the comments below.</p> <p>The Society understands this scheme is connected with a recently submitted listed building consent seeking approval for interventions to remove later additions and modifications that are unsympathetic to significant historic fabric. We note the Machine Shop and Smiths' Shop form important elements of the Stephenson Locomotive Works, a Grade II designated heritage asset (Historic England ref: 1391237) and globally significant as the World's first purpose built railway works.</p> <p>As a generic principle, we welcome schemes that bring sustainable and enduring use to vacant and neglected heritage assets. The proposed interventions for this scheme appear to be restricted to later additions that have little or no historic value and we understand the broader scheme will seek to enable and celebrate key heritage elements that remain on the site.</p> <p>We would be greatly reassured to see more defined and detailed designs for what will replace the demolished buildings or the timescale, and would expect the conservation officer to carefully scrutinise the proposed demolition plans to prevent harm to heritage assets.</p>		
2025/0277/01/LBC	Listed Building Consent	House Of Tides 28-30 Close, Newcastle Upon Tyne, NE1 3RF	Internal alterations to create 3no. short-term let apartments (C3) at 2 nd , 3 rd & 4 th floors, including install kitchens, bathrooms and associated extraction & waste disposal requirements, including extract terminal through roof tiles,

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			install secondary glazing to front elevation, provision of level floors in limited areas where required, & associated external alterations.
2025/0276/01/DET	Detailed Application	As above	As above
Planning Officer	Lucille Robertson		
Comment	<p>The Northumberland and Newcastle Society (N&N) supports grant of approval for this scheme.</p> <p>The Society commends the long term commitment applied to the restoration of this outstanding heritage asset, the quality of which is now experienced by the many people whom have dined at the House of Tides.</p> <p>It is evident that the spaces subject of this application have the capability to add sustainable value to the whole building and it is entirely reasonable that the applicant would wish to enable more efficient use of those spaces. In our view the proposed interventions are proportionate and not harmful to the heritage asset or its setting and we therefore support this application.</p>		
2025/0355/01/LBC	Listed Building Consent	Flore, 26 Market Street, Newcastle Upon Tyne, NE1 6EQ	External alterations include 1no. externally illuminated projecting sign, 1no. halo illuminated lettering sign, vinyl graphics to shopfront, internal refurbishment including replacement counter, change fixed seating, new feature tiled wall, graphics to inner glazing.
Planning Officer	Amy McGreevy		
Comment	<p>The Northumberland and Newcastle Society (N&N) objects to grant of approval for this scheme.</p> <p>The Central Exchange is one of the most architecturally important buildings in the Grainger Town ensemble, and with its key position at the convergence of its principal streets it is also one of the most prominent historic landmarks in the streetscape of central Newcastle's conservation area. The Central Arcade is Newcastle's sole surviving example of a nineteenth century shopping arcade, and of high quality.</p> <p>It is with this architectural significance in mind that the Society objects to the proposed external treatments for the new Davey's outlet, both facing Market Street and within the Central Arcade. The crude graphics and garish colours will, in the Society's view, detract considerably from the appearance of the building and are consequently not appropriate in such a sensitive setting. We believe the proposed scheme would be harmful to this heritage asset and to the setting of adjacent heritage assets.</p>		
2025/0313/01/DET	Detailed Application	Public Realm of Northumberland St & Pilgrim St, Newcastle Upon Tyne, NE1 7AF	Installation of 6 no. sculptural lighting masts (max height 15m)
Planning Officer	Karen Shotton		

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Comment	<p>The Northumberland and Newcastle Society (N&N) supports grant of approval for this scheme subject to the comments below.</p> <p>The Society notes this application follows on from what appears to be a very similar scheme that received approval in 2021. Northumberland Street is the long established principle retail venue in Newcastle and as such its appeal and visual attraction are critical factors for the City's economy.</p> <p>We believe that Northumberland Street and Pilgrim Street have suffered from a sustained lack of sympathy for significant heritage assets and their settings together with uninspiring treatment of public facing elevations of other buildings for decades. The result of this collective poorly defined and inconsistent design evolution is a scene of clutter and loss of architectural meaning and interpretation.</p> <p>As a generic position the N&N welcomes the ambitions of this scheme to improve key areas of public realm and announce these venues as Newcastle's primary 'high street'. We very much hope the finished outcome will be a catalyst for owners and occupiers of buildings in Northumberland Street and Pilgrim Street to see the value of a carefully considered and joined up approach to creating a stand out sense of place for our great city.</p>
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