

**Northumberland & Newcastle Society
Planning comments for Newcastle City Council - June 2025**

Application Reference	Application Type	Location Details	Proposal
2025/0826/01/DET	Detailed Application	Royal British Legion Club, Royal British Legion Club, 1 - 3 West Jesmond Avenue, Newcastle	Demolish club building & erect 4-5 storey apartment building comprising 43 No. residential units (Class C3) 2 x 1-bedroom flats, 2 x 1 bedroom maisonettes, 29 x 2 bedroom flats & 10 x 2 bedroom maisonettes) associated infrastructure and landscaping.
Planning Officer	Stephen Edwards		
Comment	<p>The Northumberland and Newcastle Society (N&N) supports grant of approval for this application subject to the comments below.</p> <p>The Society notes the developer for this scheme engaged in a public consultation prior to submission of the formal planning application. It would appear the consultation has resulted in some revisions to the design of the scheme which is evidently aimed at providing residential units.</p> <p>On a practical level we acknowledge the site has been subject of prolonged vacancy and has attracted vandalism in recent years. Whilst we regret the need for demolition, this scheme provides sufficient justification for the loss of the existing building on an important brownfield site. The proposed building clearly makes optimum use of the footprint to incorporate the required space standards for the number of residential units.</p> <p>The site is located a short distance from West Jesmond Metro station and consequently the proposed development encourages sustainable transport, and active travel thus offsetting the need for provision of car parking space.</p> <p>Our observations on the design relate to the apparent reduction in window sizes in comparison to the public consultation, and the selection of emerald green sheeting for the roof finish on a series of triangular roof sections that appear to seek synergy with nearby St Hilda's church. Finally, we welcome the inclusion of a solar PV installation as an important energy performance feature for this building.</p>		
2025/0784/01/DET	Detailed Application	Tramshed, 452 Westgate Road, Newcastle	Develop vacant tramshed with internal alterations to form 50-bed aparthotel (Class C1), ancillary gymnasium (Class E(d)), restaurant (Class E(b)), office space (Class E(g(i)), undercroft & surface car parking, motorcycle & bicycle stores
Planning Officer	Colin Rising		
Comment	<p>The Northumberland and Newcastle Society (N&N) supports grant of approval for this application subject to the comments below.</p> <p>The Society notes this site has been subject of previous planning approval and the building is one that cries out for a scheme that recognises and respects its significant history.</p>		

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	<p>It is evident that the applicant does appreciate the heritage value of the building and we believe the proposed scheme is not excessively intrusive to historic fabric notwithstanding the building is not a designated heritage asset. We would expect the planning authority to consider a local designation for the building given the detailed heritage evidence provided by the applicant's agent.</p> <p>We feel this scheme is acceptable albeit that it does not appear to make the most of this stand out building and is thus a missed opportunity. We do share concerns expressed by others around the validity of the proposed aparthotel configuration. Finally we note the extent of ground floor space given over for parking and see this as lacking imagination.</p>		
<p>2025/0757/01/LBC</p>	<p>Listed Building Consent</p>	<p>The Quayside Bar, 31-35 Close, Newcastle</p>	<p>External elevation alterations to south range incl timber repairs & redecorate doors & windows, replace cement render with new lime, insert 2 no. fire ventilation holes & rebuild masonry sections to south elevation; internal alterations incl refurbishment of toilets, redecorate throughout, new lighting, install new heating & ventilation system, new radiators, alter fireplaces at ground & 1st floors to accommodate wood burners, install new staircase enclosure to 1st floor, all woodwork stripped and stained.</p>
<p>2025/0756/01/DET</p>	<p>Detailed Application</p>	<p>As above</p>	<p>As above</p>
<p>Planning Officer</p>	<p>Lucille Robertson</p>		
<p>Comment</p>	<p>The Northumberland and Newcastle Society (N&N) supports grant of approval for this application.</p> <p>The Society notes 35 The Close, now known as "The Quayside Bar" is a remarkable survivor in the city as it is the only building to endure through the centuries on the south side of Close, fronting the Tyne. Although it has had some major alterations in its long history, especially when the nearby roadway was widened in the nineteenth century, it remains much as it was intended and is a charming reminder of the city's intertwined mercantile and maritime history.</p> <p>The current owners, J D Wetherspoons, have clearly recognised the importance of this Grade II* listed building and its striking quayside location within the Newcastle Central Conservation Area. Previous consented works appear to have been carried out to a very high standard on the exterior of the buildings and the proposals within this application are designed to restore many of the interior features. We note that the client and their architects have consulted English Heritage throughout the process and will hopefully ensure the buildings sustainable future for many years to come. The Society is pleased to unreservedly support the application.</p>		