

Planning comments (Newcastle City Council) – August 2025

| Application Reference            | Application Type   | Location Details  | Proposal  |
|----------------------------------|--|---|---|
| <a href="#">2025/1251/01/DET</a> | Detailed Application   | 7 - 45 Lime Street, Byker, Newcastle Upon Tyne, NE1 2PQ | Demolish existing structures & erect 4/6 storey mixed use building comprising 57 apartments & Class E ground floor accommodation including parking & ancillary accommodation. |
| <b>Planning Officer</b>          | Helen Spoons   |   |   |
| <b>Comment</b>                   | <p><b>The Northumberland and Newcastle Society (N&amp;N) supports grant of planning consent in respect of this application.</b></p> <p>The Society acknowledges the history of proposals for development of this prominent Ouseburn site and notes this scheme has evolved as a response to the outcome of previous planning submissions.</p> <p>It is evident that a development of this mass and scale will attract diverse opinions and the design reflects a subjective approach to how the finished building will relate to its surroundings.</p> <p>The N&amp;N Society believes this is a reasonable and appropriate scheme for a challenging site and that it does seek to connect with the historical industrial character of the Ouseburn. We would expect that the practical operation of the building including provision and use of services, waste disposal and transport options are scrutinised via the local planning authority.</p> <p>In view of the above we believe the developers should contribute to link the scheme with public realm improvements in some form through S.106 contributions or similar commitments.</p> |   |   |
| <a href="#">2025/1203/01/DET</a> | Detailed Application   | 43 Queens Road, Jesmond, Newcastle Upon Tyne, NE2 2PR   | Change Use dwelling house (Class C3) to Six Bed HMO (Use Class C4).   |
| <b>Planning Officer</b>          | Stephen Edwards  |   |   |
| <b>Comment</b>                   | <p><b>The Northumberland and Newcastle Society (N&amp;N) submits the following neutral comment in respect of this scheme.</b></p> <p>The Society has previously commented on the apparent increase in applications for conversion of dwelling houses to HMOs. We share the concerns expressed by others in respect of the potential for such developments to profoundly impact on the viability of affected communities across the city.</p> <p>Whilst acknowledging there is a need to provide HMO accommodation in Newcastle it is clear that expansion of HMO provision in this area is likely to displace family homes. We note the contrast of this proposal with nearby scheme (<a href="#">2025/1190/01/DET</a>) that seeks to reverse previous HMO configuration to residential.</p> <p>Irrespective of other considerations each case must be judged on its own merit and specifically whether the proposal represents overdevelopment and is likely to result in adverse community impact.</p>   |   |   |

Northumberland and Newcastle Society (N&N)

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| <a href="#">2025/1081/01/DET</a> | Detailed Application   | 5 Wingrove Road, Newcastle Upon Tyne, NE4 9BP                          | Change of use dwelling house (Class C3) to 10 bedroom HMO (Sui generis)   |
| <b>Planning Officer</b>          | Nick Robertson   |  |   |
|                                  | <p><b>The Northumberland and Newcastle Society (N&amp;N) submits the following neutral comment in respect of this scheme.</b></p> <p>The Society has previously commented on the apparent increase in applications for conversion of dwelling houses to HMOs. We share the concerns expressed by others in respect of the potential for such developments to profoundly impact on the viability of affected communities across the city.</p> <p>Irrespective of other considerations each case must be judged on its own merit and specifically whether the proposal represents overdevelopment and is likely to result in adverse community impact.</p> |  |   |
| <a href="#">2025/1253/01/LDC</a> | Certificate of Lawful Development Existing/Proposed  | L D Mountain Centre, 30 - 34 Dean Street, Newcastle Upon Tyne, NE1 1PG | Conversion of 1 <sup>st</sup> & 2 <sup>nd</sup> floors from offices (Class B1), dormer extensions & alterations to elevation to create 10 no residential apartments (Class C3). |
| <b>Planning Officer</b>          | Helen Spoons   |  |   |
| <b>Comment</b>                   | <p><b>The Northumberland and Newcastle Society (N&amp;N) recommends that grant of approval for this scheme is refused.</b></p> <p>The Society questions why this application was validated as it lacks any explanation of what is proposed and appears to solely consist of a series of photographs that offer no clarity on the proposed works.</p>   |  |   |