

Planning comments (North Tyneside Council) – August 2025

Application Reference	Application Type	Location Details	Proposal
<a href="#">25/00974/FUL</a>	Full Application	Land At Former 3 Park Drive, Forest Hall, Newcastle Upon Tyne	Erection of 8 self-contained C2 residential flats for adults & all associated parking & infrastructure works
<b>Planning Officer</b>	Maxine Ingram		
<b>Comment</b>	<p><b>The Northumberland and Newcastle Society (N&amp;N) recommends that grant of planning approval for this application is deferred for redesign referred to below.</b></p> <p>The Society recognises the need within the Forest Hall area for assisted living developments, and we are happy to see the reuse of a brownfield site which for many years has become overgrown and unkempt. The previous planning application, approved on appeal for a 39-bed residential nursing home was simply too much for such a restricted site. We are therefore pleased to see that this new proposal is on a much smaller scale and in our opinion, is less intrusive and much more appropriate given its setting within a long-established residential part of Forest Hall. The loss of some of the larger trees is regrettable but considering the size of the site, understandable. It is pleasing however that the large beech tree on the western boundary will be retained respecting its TPO status.</p> <p>The creation of a new tarmacked entrance along Park Drive, which has always been a rough track dating from when it was part of the original Forest Hall Estate, will provide a very attractive open green aspect for the residents living in the development. We also are very pleased to see the restoration of the historic stone boundary wall on East Forest Hall Road at the rear of the scheme, which has been a feature of the local streetscape for generations. With most of the traffic entering from the main entrance from Park Drive, it will reduce the impact for residents.</p> <p>Whilst generally supporting the scheme in principle, we do feel that the design of the bungalows is rather drab and uninspiring and that the 2-storey square flat topped admin block is unsuitable despite its proposed green roof as it will be very prominent especially when viewed from the open green to the south. We do commend the use of photovoltaics on the bungalows and the provision of EV charging points.</p> <p>The Northumberland and Newcastle Society supports the application with the above reservations.</p>		
<a href="#">25/00864/LBC</a>	Listed Building Consent	Queen Alexandra College, Hawkeys La, North Shields, NE29 0PS	Conversion of Grade II listed building into 34 apartments with associated car parking. Demolition of single storey modern link corridor to former college
<a href="#">25/00863/FUL</a>	Full Application	As above	As above
<b>Planning Officer</b>	Rebecca Andison		

## Northumberland and Newcastle Society (N&N)

<b>Comment</b>	<p><b>The Northumberland and Newcastle Society (N&amp;N) supports grant of planning consent in respect of this scheme subject to the comments below.</b></p> <p>The college has an important place in the history of North Shields and its rescue by conversion into dwellings is very much welcome. Care has generally been taken to respect the original layout as far as possible in making the subdivisions and by removing harmful modern insertions, e.g. the glazed partitions in the central hall (G27). The introduction of some dividing walls is however of some concern and the making good where doors are being removed.</p> <p>The impact of the long list of small alterations given in the Heritage Statement, section 4.15 page 21, is particularly hard to follow as the related numbered floor plans and corresponding photographs are in the separate Historic Building Record document.</p> <p>We would not wish to see the areas of glazed roofing replaced with solid slated roofs, as this would have a major adverse impact on the architectural and daylight quality of the interiors.</p> <p>We note that the Conservation Officer is requesting further information on much of the detail and we would agree that clarification of these details is needed. As an example doors which are being removed (G4, G7 e.g.), if they are original or of architectural value, should be relocated. There are also areas of possibly original panelling (G14 e.g) which should remain.</p> <p>It is clear from the photographs that dropped ceilings have been inserted almost throughout the building and that these are collapsing. There is no indication whether they will be retained and/or repaired, or the original ceiling heights will be restored.</p> <p>Internally the most architecturally significant area is the magnificent central hall and its surrounds. While it is right to remove unnecessary intrusions such as the glass partitions, shown e.g. at G27, the aim should be to intervene and alter as little and to restore as much as possible of the original.</p>
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