

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

Application Reference	Application Type	Location Details	Proposal
2025/1046/01/LBC	Listed Building Consent	Coronation Buildings, 65 Quayside, Newcastle Upon Tyne, NE1 3DE	External alterations to include replacement of curtain wall glazing & render finish to rear elevation, reinstate chimney pots on 2 chimney stacks & install 4no. air conditioning units to rear. Internal alterations include removal of modern partitions, alterations to existing ceilings & installation of acoustic separating walls to 1 st & 2 nd floors and ceilings.
2025/1045/01/DET	Detailed Application	As above	Change of use of offices (Class E) to recording studios (Sui Generis) with alterations as above.
Planning Officer	Karen Shotton		
Comment	<p>The Northumberland and Newcastle Society (N&N) submits the following supplementary neutral comment in respect of this scheme.</p> <p>The Society has previously submitted comments in support of this scheme and has been advised of a number of specific observations by stakeholders and local residents. In response to the receipt of these observations we have reassessed those aspects of the scheme we feel competent to comment upon, including:</p> <ul style="list-style-type: none"> • apparent interventions to historic fabric; • proposed use of the building; • measures to mitigate increased noise from the proposed use; • management of vehicle access arising from the changed use. <p>As a result of this reassessment the Society endorses its view that the proposed change of use is reasonable given the established business of the applicant. We understand that the interventions are not harmful to historic fabric of the heritage asset and have been agreed after dialogue between the applicant and NCC conservation officer. We believe the change of use gives rise to National Planning Policy Framework (NPPF) 'Agent of change' considerations that will require specific conditions to prevent unacceptable impact on the occupants of adjacent buildings. It is very much our hope that an amicable resolution can be found through constructive dialogue between the relevant stakeholders.</p>		
2025/1589/01/DET	Detailed Application	Percy House & 11-19 Leazes Park Road, Newcastle Upon Tyne, NE1 4PF	Demolish 11-19 Leazes Pk Rd. Partially demolish, extend & remodel Percy House, change of use to student accommodation and a commercial unit (Class E), erect new 13 storey building for up to 432no. rooms for student accommodation, public realm works, associated hard & soft landscaping & engineering works.
Planning Officer	Helen Spoors		

Northumberland and Newcastle Society (N&N)

Comment	<p>The Northumberland and Newcastle Society (N&N) supports grant of planning approval for this scheme subject to the following observations.</p> <p>Whilst the Society is generally opposed to the demolition of existing buildings based on embodied carbon considerations, we acknowledge that it is justified where public benefit is demonstrated.</p> <p>This site for this scheme includes buildings that have long since passed their useful lifespan and have significant prominence in an area of the city that has suffered from a relatively recent history of unsympathetic development. We believe that in general the proposals represent an opportunity for improvement and specifically note the east and south elevations as the building turns the corner into Gallowgate, we hope this will give greater emphasis to heritage assets including the adjacent Magnet House.</p> <p>It appears the proposed demolitions do not include the Percy Small elevations to Percy Street which is the most prominent aspect and currently least desirable element of the site. The internal configuration of Percy Small seems to have influenced aspects of the design and we feel retention of what is a sub-standard frontage to Percy Street is a missed opportunity and would recommend redesign of this element.</p> <p>The basis of the scheme is clearly the provision of volume student accommodation units, we note this is a common theme in Newcastle in response to increased demand for university places. We acknowledge the need for such accommodation in the city but believe a careful balance should be achieved in allocating sufficient development for current student living demand, whilst recognising that developments should be adaptable for other uses as that demand changes. Given widespread experience we would ask if this design is readily adaptable for alternative uses to avoid the potential to become the slums of the future. We understand that Newcastle City Council have recognised this as a generic issue and now require such proposals to be capable of being adapted accordingly.</p>
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