

## Northumberland and Newcastle Society (N&N)

### N&N Comments for North Tyneside Council planning applications

#### November 2025 applications

<a href="#">25/01435/LBC</a>	Listed Building Consent	3 Northumberland Place North Shields NE30 1QP	Change of use Office (Class E) to residential (class C3) replace front dormer with balcony, enlarge rear dormer, replace windows & doors, changes to front external staircase, renovate frontage to remove existing office frontage to Georgian stucco.
<b>Planning Officer</b>	Rebecca Andison		
<b>Comment</b>	<p><b>The Northumberland and Newcastle Society (N&amp;N) support grant of consent for this scheme subject to the observations below</b></p> <p>It is evident that this site has been subject to various mistreatments, and the replacement of the shop front and stairs is welcome as a step to restoring the original elevation. Detailed comments have been provided by the Conservation Officer, the Georgian Group and Historic Buildings and Places and we would strongly endorse these.</p> <p>Front elevation: To restore the building to its place in the terrace, the replacement of the shop front should be carried out in matching brickwork, not in stucco. The string course connecting the sills of the ground floor windows should be reinstated to match the other properties in the street.</p> <p>Front steps: The drawings do not give adequate detail as to how the steps to the basement and ground floor will be arranged. Detailed drawings of plans and elevations should be provided and should follow a historic pattern and materials.</p> <p>There is no indication how the front garden area enclosure will be made, and contrary to Northumberland Square Conservation Area guidance documents, adverse and uncoordinated treatments of such areas of the listed terrace continue to be made to its detriment and without apparent consent. Though also listed, Northumberland Place does not seem to be getting the same attention to its restoration as does Northumberland Square. We consider these works also require listed building consent and would wish to see appropriate action taken to obtain a co-ordinated restoration of the forecourt enclosures, including railings.</p> <p>Notwithstanding the above, we consider the scheme represents a significant improvement in comparison with existing interventions.</p>		

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December 2025 applications			
<a href="#">25/01169/FUL</a>	Full Application	40 Bell Street North Shields NE30 1HF	Demolish existing derelict structure. Construct residential apartment building on site & vacant brownfield land at North Shields Fish Quay. 4-storey development with loft accommodation, containing 6no. C3 residential apartments. Associated undercroft car parking at ground level containing 6no. parking bays & 12no. cycle spaces
<b>Planning Officer</b>	Rebecca Andison		
<b>Comment</b>	<p><b>The Northumberland and Newcastle Society (N&amp;N) support the grant of planning consent in respect of this scheme</b></p> <p>As a generic principle the Society is opposed to the demolition of existing buildings and has a strong preference for them to be retained and repurposed. Notwithstanding this, we recognise that demolition is justified where the condition of the building is such that renovation is not realistically viable. In this case we believe the scheme is a reasonable and appropriate use of the site and the proposed contemporary apartment building is acceptable in design, mass and scale.</p>		
<a href="#">25/01587/FUL</a>	Full Application	Friends Meeting House 23 Front Street Whitley Bay NE25 8AQ	Refurbish existing building, including demolition of rear extension & construct a two-storey replacement with lift, WCs & meeting rooms; reconfigure front garden to provide level access & accessible garden; rear landscaping for access & privacy; incorporate sustainability measures, including PV panels for energy efficiency.
<b>Planning Officer</b>	Julia Dawson		
<b>Comment</b>	<p><b>The Northumberland and Newcastle Society (N&amp;N) support the grant of planning consent in respect of this scheme</b></p> <p>As a generic principle the Society enthusiastically supports the reuse of existing buildings rather than demolition and rebuilding, on sustainability grounds and has a policy in place to this effect. Therefore, we are keen to see buildings such as this finding a new use, especially as the Friends Meeting House has had such a long and varied existence and we wholeheartedly support this application.</p> <p>This is the second application for this building, the first was approved, but a start was not achieved within the three-year constraint. This application seems to have overcome some of the difficulties involved previously, whilst</p>		

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	<p>producing a more compact proposal, still meeting the requirements of the applicant. We are pleased to see the thorough accessibility measures incorporated, together with sustainability provision including solar provision.</p> <p>The extent to which the character of this important historic building has been maintained is applauded and we are glad to support this scheme.</p>		
<a href="#">25/01489/FUL</a>	Full Application	Killingworth Town Park West Bailey Killingworth Newcastle Upon Tyne	The construction of a new playground, cafe, boat house and active travel route (amended redline boundary)
<b>Planning Officer</b>	Maxine Ingram		
<b>Comment</b>	<p><b>The Northumberland and Newcastle Society (N&amp;N) support the grant of planning consent in respect of this scheme</b></p> <p>The Society recognises that Killingworth Lakeside Park is an important resource for the communities surrounding it. From humble beginnings as merely a shallow pond caused by mine workings from the historic Westmoor and Burradon Collieries, in its present form it was created as a central feature of Killingworth New Town in the 1970's. The plans by North Tyneside Council to carry out extensive renovations to the play areas at the western end of the lake including the provision of a new café and create improved walkways are to be applauded and the Society is happy to support the proposals.</p>		
<a href="#">25/01650/FUL</a>	Full Application	Albion House Sidney Street North Shields Tyne And Wear	Material changes to the external fabric of the existing office building
<a href="#">25/01649/PRIOTH</a>	Prior Approval Other	As above	Change of use from offices to 27no dwellinghouses
<b>Planning Officer</b>	Rebecca Andison		
<b>Comment</b>	<p><b>The Northumberland and Newcastle Society (N&amp;N) recommends that the local planning authority defers consideration of this scheme pending further information.</b></p> <p>We note that there is no design and access statement (D&amp;A) included within the supporting documents for this application. Given this is a specific requirement we believe the application should not have been validated. We would therefore submit that the proposal should be deferred pending the provision of a D&amp;A statement for further information</p>		
<a href="#">25/01430/FUL</a>	Full Application	Crusoes Longsands Beach Grand Parade Tynemouth Tyne And Wear NE30 4JH	Single storey extension to kitchen area with flat roof
<b>Planning Officer</b>	Rebecca Andison		
<b>Comment</b>	<p><b>The Northumberland and Newcastle Society (N&amp;N) recommends that the local planning authority defers consideration of this scheme pending further information.</b></p>		

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