

**FIRST SUPPLEMENTARY REPORT**  
**TO THE PLANNING COMMITTEE**  
**5<sup>th</sup> November 2019**

**Agenda Item 7**

**Application Ref. 19/00687/DEEM3**

**Newcastle Museum and Art Gallery, Brampton Road**

Since the publication of the main agenda report, amended plans have been received which include the following alterations;

- Installation of 2 air source pumps on the rear (east elevation)
- Two windows serving the store room on the rear (east) elevation are to be infilled with brick to match the main building
- Installation of 2 air source pumps on the first floor of courtyard elevation b (as shown on the submitted plans)

The **Conservation Officer** has confirmed that she has no objections to the amended plans.

The comments of the **Conservation Advisory Working Party** have also been received. The Working Party does not object to the internal courtyard extension but wants to ensure the rainwater is dealt with adequately. It objects to the rear extension as incongruous and out of scale with the main house. It feels that the veranda and decking area with pergola could be designed better and would prefer timber railings. It also regrets the loss of garden and the environment impacts. It would expect the rainwater goods to be aluminium. There was also general disapproval with the side entrance door with external steps as an unnecessary alteration which doesn't relate well to the existing building.

**Officers Comments:**

The inclusion of the air source pumps and infilling of the two windows on the rear (east) elevation of the site is considered to be acceptable and would have no adverse implications on the appearance of the Conservation Area.

Whilst noting the comments of the CAWP, the proposed development is not considered to have an adverse impact on the significance of the conservation area. The rear extension would maintain the ridgeline of the exiting building and be constructed from appropriate materials so as to appear in keeping with the host building. The proportions of the extension are not considered to overwhelm the form of the original building.

Also the proposed railings and new entrance to the side extension are considered to be appropriate additions that are functional and yet preserve the character of the conservation area.

**The RECOMMENDATION remains as set out in the main agenda report**