

FIRST SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
23rd April 2024

Agenda Item 8

Application Ref. 24/00146/DEEM3

York Place, Newcastle

Since the publication of the main agenda report, comments have been received from the **Conservation Advisory Working Party (CAWP)**. The Working Party are concerned about the appearance of the site following the demolition of the building given how important this area is for the Conservation Area and the town centre. There will be a large void within the streetscene, especially if there are substantial delays with the main proposal. Some members also regret the loss of the buildings from this era which have left their mark upon the town and become part of the familiar scene with York Place being an appropriate scale and height. There is a preference for the façade to be retained during the building work for as long as possible and that the new building should preferably be in a darker brick.

Officer Comments

The comments of CAWP are acknowledged but as set out in the agenda report, it is not considered that the design of the existing building contributes to the character or appearance of the Newcastle Town Centre Conservation Area. Although the demolition of the building would result in a vacant site, your Officer considers that it would be a low and temporary level of less than substantial harm that would facilitate a development scheme which intends to contribute to the regeneration of the town.

For this reason the **RECOMMENDATION** remains as set out in the main agenda report.