

Northumberland County Council
Planning Applications
North Division

**NOTE: All applications (including plans and comments) can be viewed at <https://publicaccess.northumberland.gov.uk/online-applications/>
Individual applications can be viewed by clicking the link on the Application Ref Number.**

Examples of issues the local planning authority can normally consider as a material planning consideration:

- Overshadowing;
- Overlooking and loss of privacy;
- Adequate parking and servicing;
- Impact on 'outlook'/sense of enclosure
- Loss of trees;
- Loss of ecological habitats;
- Design and appearance;
- Layout and density of buildings;
- Effect on listed building(s) and conservation areas;
- Access and highways safety;
- Traffic generation;
- Noise and disturbance from the scheme (though not from construction);
- Disturbance from smells;
- Public visual amenity (not loss of private individual's view);
- Flood risk.

Examples of issues the local planning authority cannot normally consider as a material planning consideration:

- Loss of value to private individual property;
- Loss of view;
- Boundary disputes including encroachment of foundations or gutters;
- Private covenants or agreements;
- The applicant's personal conduct or history;
- The applicant's motives;
- Potential profit for the applicant or from the application;
- Private rights to light;
- Private rights of way;
- Damage to property;
- Disruption during any construction phase;
- Loss of trade and competitors;
- Age, health, status, background and work patterns of objector;
- Time taken to do the work;
- Capacity of private drains;
- Building and structural techniques;
- Alcohol or gaming licences.

Application Ref [25/00388/FUL](#) & [25/00389/LBC](#) (Expires 28/02) **Date Valid** 07/02/25

Location Old Brewery Brewery Lane Tweedmouth Berwick-Upon-Tweed Northumberland TD15 2AH

Description Proposed alterations to existing workshop building and associated works to create artists hub and gallery & Listed Building Consent for same project.

Case Officer Stephanie Forster
Email planningcomments@northumberland.gov.uk

Application Ref [25/00232/FUL](#) (Expires 20/02) **Date Valid** 30/01/25

Location 80 Church Street Berwick-Upon-Tweed Northumberland TD15 1DU

Description Proposed refurbishment works to existing building including new insulated roof cladding, installation of photovoltaic (PV) panels, new metal windows (to match existing) and new metal security entrance gate & side railings.

Case Officer Stephanie Forster
Email planningcomments@northumberland.gov.uk

Application Ref [25/00318/FUL](#) (Expires 26/02) **Date Valid** 05/02/25

Location 97 Castlegate Berwick-Upon-Tweed Northumberland TD15 1LF

Description Ground floor extension within rear courtyard of existing dwelling

Case Officer Esther Ross
Email planningcomments@northumberland.gov.uk
