

# THE CITY OF DURHAM TRUST

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c/o Blakett, Hart & Pratt, LLP  
Aire House  
Mandale Business Park  
Belmont  
Durham, DH1 1TH  
23 October 2020

Dear Ms Jennings,

**DM/20/02733/LB 72 Saddler Street Durham DH1 3NP & DM/20/02732/FPA**

Conversion into a 6 bedroom HMO with the ground floor level remaining as a retail unit.

The Trust understands the difficulty in utilising the upper spaces of the historic retail properties. While it has reservations about an increase in student accommodation, alternatives would be hard to achieve. Retaining a retail unit at ground floor, as this application does, is essential.

This listed building is in a sensitive location, the access to the World Heritage Site, a historic street and listed building. It also is accessed from a vennel – retention of which is essential as it also serves the rear Café. This vennel is important in maintaining rear use and economically in what are difficult times for hospitality businesses. The traditional shopfront and frontage treatment are beneficial to the historic street frontage.

The Trust wishes to raise suggestions in response to the proposal as follows:

1. Clarify any impact on the vennel and the condition of walling, ensure appropriate treatment. Ensure that the detail of side door from the vennel is appropriate; check for any changes to lighting and ensure they are appropriate to the building and Vennel Café use.
2. Confirm that there is adequate capacity in shared bin store for increased use
3. Require the removal of the minor tangle of cables on frontage
4. Ensure that there is no painting of frontage brickwork
5. Retain the traditional shopfront
6. Check the condition and require appropriate treatment of windows

Yours sincerely

John Lowe

Chair, City of Durham Trust