

THE CITY OF DURHAM TRUST

Phone (0191) 386 2595
Email: chair@durhamcity.org
Web site: <http://www.DurhamCity.org>

c/o Blackett, Hart & Pratt, LLP
Aire House
Mandale Business Park
Belmont
Durham, DH1 1TH
8 June 2021

DM/20/02702/FPA Grove House Grove House Drive Gilesgate Durham DH1 1UP
Construct 2 no new build 1 bed apartments on the upper terrace of the site at Grove House.

Dear Ms Jennings,

The applicant has had an opportunity to clarify the relationship of the proposed apartment block to Grove House, the hillside footpath and the World Heritage Site inner setting but has not done so. Consequently the information submitted is insufficient and the amended drawings show a particularly prominent white render treatment to the upper floor of the new block. The Trust considers its concerns well founded and unanswered.

Correspondingly the Trust wishes to object to the application and amended plans based on negative impact on the Conservation Area and WHS inner setting.

The proposals fail against County Durham Plan Policies as follows:

Policy 44 Historic Environment, Does not demonstrate understanding of the significance and character of the Conservation area and does not respect the positive characteristics of the area.

Policy 45 Durham Castle and Cathedral World Heritage Site, Is not based on an understanding of the WHS OUV and does not pay regard to the WHS management Plan by not identifying the inner setting and having a negative impact upon it.

The proposals fail against the Durham City Neighbourhood Plan Policies as follows:

Policy H1: Protection and Enhancement of the World Heritage Site,

- a) Fails to propose high quality design which contributes to the quality and significance of the World Heritage Site; and
- b) Fails to using materials and finishes appropriate to the vernacular, context and setting; and
- c) Does not seek balance in terms of scale, density, massing, form, layout, landscaping and open spaces.
- d) Failure to carry out an assessment of how the development will affect the (*inner*) setting of the World Heritage Site, including views to and from the World Heritage Site; and

Policy H2: The Conservation Areas - Durham City Conservation Area

- a) Fails to sustain and enhance the historic and architectural qualities of buildings,
- b) Fails to sustain and maintain roofscapej) Does not have materials, detailing and lighting appropriate to the vernacular, context and setting;
- k) Does not use high quality design sympathetic to the character and context of the local area and its significance and distinctiveness, and to the immediate landscape.

Yours sincerely

John Lowe
Chair, City of Durham Trust