

# THE CITY OF DURHAM TRUST

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

Dear Ms Stephenson,

## **DM/21/01877/FPA 48 Highgate Durham DH1 4GA**

*Construction of 2 no. balconies including a roof balcony, installation of box window and loft conversion*

The Trust objects to this application based on its negative impact on the Framwellgate Peth frontage of the roof terrace and box window.

### **1. Context.**

The Trust is very mindful of the need for latitude in dealing with householders' adaptations to buildings to ensure their continuation as family homes in the inner city. The new construction of Milburngate will also be having an impact upon the Highgate development.

At present this house is part of a well designed terrace of traditional styling modelled on Durham vernacular examples. This approach was agreed with the Royal Fine Art Commission for what was seen as a very contentious development.

The Trust values highly the design solution and the subsequent appearance of the raised terrace for its contribution to the Conservation Area and as an example for other sensitive developments.

### **2. Proposal**

The proposal is to extend into the constricted roof space creating a very prominent terrace cut into the roof; this sits close on top of two dormers that would normally be serving space formed up into the roof. The solution chosen doesn't fit with building or conform to a traditional styling. This is further complicated by the proposed box window below that also doesn't stay within traditional window conventions. Together they make a significantly negative impact on the house frontage and thus the terrace. It will cause negative impact to the Conservation Area. This Highgate development otherwise makes a positive contribution to the inner setting of the World Heritage Site (WHS).

### **3. Policies**

The proposal fails against **County Durham Plan** Policies as follows:

**Policy 44 Historic Environment, Conservation Areas**, f) Fails to understand significance, character and appearance of the conservation area and show how this has informed high quality proposals and respect local distinctiveness. h) Fails to respect the positive characteristics of the area in appropriate design – massing and materials.

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**Policy 45 Durham Castle and Cathedral World Heritage Site** c) Fails to protect or enhance the immediate (*inner*) or wider setting.

It fails against **Durham City Neighbourhood Plan** policies as follows:

**Policy D4: Building Housing to the Highest Standards**, Fails by not being of high quality design relating to: a) the character and appearance of the local area; and b) aesthetic qualities.

**Policy H1: Protection and Enhancement of the World Heritage Site**, c) Fails to use materials and finishes appropriate to the vernacular, context and setting,

**Policy H2: The Conservation Areas, Durham City Conservation Area**, g) Fails to protect important view of the Durham City Conservation Area from viewpoint (Framwellgate) within the Conservation Area j) Fails to have materials and detailing appropriate to the vernacular, context and setting. k) Fails to use high quality design sympathetic to the character and context of the local area and its significance and distinctiveness.

**Policy S1: Policy S1: Sustainable Development Requirements of all Development and Redevelopment Sites Including all New Building, Renovations and Extensions**, c) Fails to harmonise with its context in terms of scale, materials. d) Fails to conserve the significance of the setting, character, local distinctiveness, and the contribution made to the sense of place by the Neighbourhood's designated and non-designated heritage assets;

The Trust therefore objects to this application.

Yours sincerely,

John Lowe,

Chair, City of Durham Trust.