

THE CITY OF DURHAM TRUST

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c/o Blakett, Hart & Pratt, LLP
Aire House
Mandale Business Park
Belmont
Durham, DH1 1TH
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Dear Mr Spurgeon,

DM/21/02271/FPA 37 - 38 Silver Street Durham DH1 3RD

Conversion of upper floors to form 1no. 4-bedroom dwelling (C4 HMO) and change of use to part ground floor to form separate entrance.

The Trust wishes to comment on this proposal. There is no objection to the basis for the application in converting the upper floors to student accommodation with new shopfront access. It continues to be concerned about the number of applications for upper floor conversions along Silver St, Saddler St, and Market Place. These remain uncoordinated for cumulative impact and, given the current retail crisis, clearly require an emergency response in terms of retail street management.

In this instance the building makes a poor contribution to the historic street and is more prominent because of its upper floor window detailing and choice of paint colour across the shopfront and its cornice. The windows are noted for retention but with new secondary glazing. The proposal changes the shopfront, and it is reasonable to seek improvement to it.

The Trust suggests that a condition should be attached to any ensuing permission to require that any window replacement should be carefully considered for detailing and impact to avoid the prominence of the current windows. It also suggests that a new recessive colour scheme (avoiding white) for the main body of the shopfront and cornice is required. This would leave the fascia signage/treatment for a new tenant.

This will be enhancement and enable the proposals to meet the general requirements of Durham City Neighbourhood Plan **Policy H2**: Durham City Conservation Area and specifically paragraphs **a** – architectural quality, **b**- continuous frontages and **j** -appropriate detailing.

Yours sincerely

John Lowe,
Chair, City of Durham Trust