

THE CITY OF DURHAM TRUST

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

Dear Mr Fenwick,

DM/21/03319/LB 56 Hallgarth Street Durham DH1 3AY

Render to Front and Side of Dwelling

The Trust wishes to object to this application based on lack of information, potential damage to a historic structure and inappropriate wall treatment.

Context

The building is Grade II listed, and noted as being 17thC, the exterior being '*Painted incised stucco with painted ashlar dressings*'. The 2021 edition of The Buildings of England/County Durham notes this as having earlier origins – late 16thC by chimney evidence, with the top storey and south wing being added in the 17thC. Informal evidence known to the Trust is that an older coin from the 16th century was found in the lower floor and that the building height has been raised in two phases. This has been carried out across the whole building that previously was a single building. There are numbered old timbers used in the interior and there is the possibility that these are reused ship timbers. The nature of the subdivision into separate properties is less clear. It is an important Durham building and demonstrates the evolution of Hallgarth Street.

Evidence of ashlar imitation incisions in the stucco remains. It is unfortunate that the three subdivided properties have been painted in different colours breaking the unity of the original building.

Proposal

The information submitted is inappropriately brief and shows little understanding of the importance of the building, its construction, or materials. Original material is not identified. The cause of the stucco cracking is not explored in the submission and there is the risk of underlying issues or damage that need checking. The proposal to add a layer of render will further split the building elevation through adding a shadow line and probable use of beading. The ashlar incisions also appear to run across the property separation boundaries. The proposal therefore may well mask the cause of damage, potentially adding to the problem, use inappropriate materials and damage the unified treatment of the building – noted in the listing as incised stucco.

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Policies

The proposals as submitted fail against the following Act/policies:

Planning (Listed Buildings and Conservation Areas) Act 1990

Applications for listed building consent

10 Making of applications for listed building consent.

(2) Such an application . . . shall contain —

(a) sufficient particulars to identify the building to which it relates,;

(b) such other plans and drawings as are necessary to describe the works which are the subject of the application.

The submission fails to demonstrate adequate particulars and description of the works.

NPPF

Proposals affecting heritage assets, Considering potential impacts

Para. 200. Fails to avoid harm to the significance of a designated heritage asset from its alteration and lacks clear and convincing justification.

County Durham Plan

Policy 44 Historic Environment

Listed Buildings

b. The proposals fail to respect the historic form, fabric, materials, and detailing,

City of Durham Neighbourhood Plan

Policy H2: The Conservation Areas - Durham City Conservation Area

The proposals fail to:

a) Sustain and enhance the historic and architectural qualities of a building,

b) Sustain and enhance a continuous frontage.

e) Avoid harm to an element of an asset which makes a positive contribution to its individual significance and that of the surrounding area.

j) To have materials and detailing appropriate to the vernacular and context.

The Trust objects to the application, based on the above points. It understands the need for work and regrets the need to object but the submission needs substantially greater care than demonstrated.

Yours sincerely

John Lowe,
Chair, City of Durham Trust