

THE CITY OF DURHAM TRUST

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

Dear Ms Morina,

DM/21/03576/FPA 13 Palatine View Durham DH1 4QQ

Replacement of existing windows with a mix of timber and upvc windows.

The Trust wishes to object to this application based on lack of information and negative impact within the Conservation Area on an unlisted heritage asset and street character. There is a failure to protect and enhance the house, terrace, and their character.

Context

This house is one of smaller group that is also part of a continuous terrace frontage. Ensuring similar treatment to identical buildings is essential in maintaining the character of this street and the City Conservation Area. This has been recognised in the 2007 Article 4 Direction that was set up to ensure that original features were retained and that replacements are authentic features. It also was to promote the removal of unsympathetic changes. This house has some unsuitable windows. It should be noted that the front bay is particularly important in the house and terrace character.

Proposal

The mix of replacements is split between timber and PVC-u in styles that follow the current windows. There are conflicting notes about the front and side windows both noted as timber and PVC-u, and PVC-u is illustrated. There is no background information on what the prevailing window style should be or whether any original window fitting or supports will be removed. The prevailing authentic style is possibly sashes with two panes to the upper window and single pane to the lower. The use of PVC-u for the bay would be especially inappropriate in protecting and enhancing the character of the terrace frontage and the street. The proposed windows of the host property will be discordant with the historic character of the terrace and be harmful to the character and appearance of the street scene. The proposal will fail to preserve or enhance the significance of the conservation area. The Trust suggests that timber sashes should be used for all the important and visible windows and particularly the bay.

Policies

The proposals are contrary to the intentions of the Article 4 Direction. As submitted, they fail against the following policies:

County Durham Plan

Policy 44 Historic Environment

Conservation Areas

The proposal fails to:

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f. Demonstrate understanding of the significance and character and appearance of the conservation area and how this has informed proposals to achieve high quality sustainable development, which is respectful of local distinctiveness and the conservation or enhancement of the (unlisted) asset;

h. Respect, and reinforce the established, positive characteristics of the area in terms of appropriate design (including, features, materials and detailing).

City of Durham Neighbourhood Plan

Policy S1: Sustainable Development Requirements of all Development and Redevelopment Sites Including all New Building, Renovations and Extensions

Conservation, preservation, and enhancement of Our Neighbourhood by:

The proposal fails to:

c) Harmonise with its context in terms of materials,

d) Conserve the significance of the character, local distinctiveness, and the contribution made to the sense of place by Our Neighbourhood's non-designated heritage assets,

Policy H2: The Conservation Areas - Durham City Conservation Area

The proposal fails to:

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

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) Have materials and detailing appropriate to the vernacular and context.

k) Use high quality design sympathetic to the character and context of the local area and its significance and distinctiveness.

The Trust objects to the applications, based on the above points. It may be that clarifying the information provided will bring the proposal to accord with an appropriate use of materials and style.

Yours sincerely

John Lowe,
Chair, City of Durham Trust