

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
27 October 2021

Dear Mr Spurgeon,

DM/21/02697/FPA Farnley Tower The Avenue Durham DH1 4DX
Addition of conservatory and terrace to serve the restaurant and bar

The Trust wishes to maintain its objection to this application (amended proposals 11/10/21) based on negative heritage and design impacts contrary to County Durham Plan and Durham City Neighbourhood Plan policies. It also wishes to emphasise the negative local amenity impact of the proposal.

Proposal

The amended proposal removes the roof terraces and staircase tower and avoids cutting into the character-forming upper windows. This is an improvement over the first proposal but its uncompromising style and size fail to enhance, and it will have a negative impact on this principal facade. As noted in its previous objection, the Trust's view is that contemporary extensions can work but this one is basic in design with little to recommend it. It has a negative impact. Trees that are noted in the tree report as of low/basic quality/value are useful in combination and siting because of hilltop prominence on the ridgeline of the inner setting to the World Heritage Site. No reason is given for felling other than to facilitate the proposed development. Removal of the roof terraces reduces the noise threat but there remains considerable under-provision of parking for the current use that will be seriously exacerbated by increasing the restaurant provision. This already causes street parking and noise nuisance locally and the increasing customer numbers will greatly add to the nuisance.

Policies – The proposals continue to fail against the policies as set out in great detail in our original objection of 24 September 2021.

The Trust therefore maintains its objection on design and heritage grounds, adding to this the negative local amenity impact.

Yours sincerely

John Lowe,
Chair, City of Durham Trust