

# THE CITY OF DURHAM TRUST

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

Dear Ms Hurton,

**DM/21/03443/FPA 2 The Grey House Princes Street Durham DH1 4RP**

*Replacement of 4 windows on ground floor flat with uPVC double glazed units.*

The Trust wishes to object to this application based on lack of information and negative impact on an unlisted heritage asset and the Conservation Area.

**Context**

This house is an interesting Arts and Crafts influenced building from the turn of the 20thC. Recognising and maintaining its positive contribution to the Conservation Area is essential in upholding the character of this part the City Conservation Area.

Although the existing windows loosely follow the appropriate styling it is not made clear which are original or are of appropriate materials or uPVC. This complicated by the conversion of the house into flats allowing for different treatment of what should present as a uniformly styled building. There is also a very discordant conservatory extension.

In the Trust's view, to maintain the integrity and authenticity of the Conservation Area, a consistent requirement should be established for dealing with door and window replacements. This should include:

1. Identifying the heritage context for the building and its door and window detailing. This should identify any original features and appropriate styling for the type of building including any nearby similar properties.
2. Providing reasons for replacing the doors/windows and adequate details to show what is proposed.
3. The presumption should be not to lose original features and for necessary replacements to be fully appropriate excluding uPVC.

**Proposal**

In this instance there is inadequate information to fully identify what materials all the building windows are made from and which are original windows. There is no reasoning submitted for the suggested replacements. The details for the new windows are not clear and fail to establish how the UPVC version will vary from more appropriate timber. The Trust's view is that UPVC is typically heavier in the framing, and this affects the appearance negatively. An original window appears to be removed.

**Policies**

The proposals fail against the following policies:

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## **County Durham Plan**

### **Policy 44 Historic Environment**

The proposals fail to:

- f. Demonstrate of 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 proposals fail 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 proposals fail to:

- a) Sustain and enhance the historic and architectural qualities of buildings,
- 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 application, based on the above points.

Yours sincerely

John Lowe,  
Chair, City of Durham Trust