

c/o Blackett, Hart & Pratt, LLP
Aire House
Mandale Business Park
Belmont
Durham, DH1 1TH
31 January 2022

Dear Ms Penman,

DM/22/00042/FPA 48 Highgate Durham DH1 4GA

Construction of roof balcony and first floor bay window to front and installation of first floor balcony and French doors to rear (resubmission of DM/21/01877/FPA)

The Trust objects to this application based on its negative impact on the Framwellgate Peth frontage of the roof terrace and bay window.

1. Context.

The Trust appreciates that the applicant has attempted to alter the frontage bay design to match those prevailing in the Highgate development. The Trust is also very mindful of the need for latitude in dealing with householder's adaptations to buildings to ensure their continuation as family homes in the inner city. The new construction of Milburngate will also be having an impact upon the Highgate development.

At present this house is part of a well designed terrace of traditional styling modelled on Durham vernacular examples. This approach was agreed with the Royal Fine Art Commission for what was seen as a very contentious development. It is a Trust award winner and relies on a very sensitively designed set of facades and detailing to create a careful set of references to Durham vernacular housing.

The Trust highly values the original design solution and the subsequent appearance of the raised terrace for its contribution to the Conservation Area, the setting to the World Heritage Site and as an example for other sensitive developments.

2. Proposal

The proposal is again to extend into the constricted roof space creating a very prominent terrace cut into the roof; this sits close on top of two dormers that would normally be serving the space formed up into the roof. The solution chosen does not fit with the building or conform to a traditional styling. It strips out a disproportionately large section of traditional-style roof – affecting the otherwise positive contribution the Highgate roofscape makes to the Conservation Area. It would be a particularly bad example within this development, particularly where properties are used for rental.

Although the bay window follows the pertaining style it does not follow the local design code used where bays are lined up centrally with windows above and below. This results in a very awkward relationship, making the bay look oddly displaced, overlarge, and dominant on the façade and in this carefully designed set of frontages. Together the bay and terrace will create a negative impact on the house frontage and thus the terrace. This will cause negative

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impact to the Conservation Area. The Highgate development otherwise makes a positive contribution to the inner setting of the World Heritage Site (WHS).

The Trust sees no issues with the rear window and balcony alterations that work well in a 'mews' setting.

3. Policies

The proposal fails against **County Durham Plan** Policies as follows:

Policy 44 Historic Environment, Conservation Areas, f) Fails to understand significance, character and appearance of the conservation area and show how this has informed high quality proposals and respect local distinctiveness. h) Fails to respect the positive characteristics of the area in appropriate design – massing and materials.

Policy 45 Durham Castle and Cathedral World Heritage Site c) Fails to protect or enhance the immediate (*inner*) or wider setting.

It fails against **Durham City Neighbourhood Plan** policies as follows:

Policy D4: Building Housing to the Highest Standards, Fails by not being of high quality design relating to: a) the character and appearance of the local area; and b) aesthetic qualities.

Policy H1: Protection and Enhancement of the World Heritage Site, c) Fails to use materials and finishes appropriate to the vernacular, context and setting,

Policy H2: The Conservation Areas, Durham City Conservation Area, g) Fails to protect important view of the Durham City Conservation Area from viewpoint (Framwellgate) within the Conservation Area j) Fails to have materials and detailing appropriate to the vernacular, context and setting. k) Fails to use high quality design sympathetic to the character and context of the local area and its significance and distinctiveness.

Policy S1: Policy S1: Sustainable Development Requirements of all Development and Redevelopment Sites Including all New Building, Renovations and Extensions, c) Fails to harmonise with its context in terms of scale, materials. d) Fails to conserve the significance of the setting, character, local distinctiveness, and the contribution made to the sense of place by the Neighbourhood's designated and non-designated heritage assets;

The Trust therefore continues to object to this application.

Yours sincerely,

John Lowe,
Chair, City of Durham Trust