

THE CITY OF DURHAM TRUST

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

Dear Ms Morina,

DM/22/00041/FPA 8 Ravensworth Terrace Durham DH1 1QP

Addition of 3 new windows to rear elevation, new stairwell to the rear basement level and a conservation roof light to front elevation.

The Trust wishes to comment on this application based on concern about the proposed replacement windows and door

Context

This house is one of short terrace that is also part of a continuous frontage with other houses. 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 2016 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. The house needs refurbishment, particularly at the rear.

Proposal

The Trust welcomes and raises no issue with the refurbishment generally, other than to note that most of the terrace is in HMO student occupation. The heritage statement and plans submitted are not clear on the identification of original windows, doors and their style and materials. The statement indicates like for like replacement on windows, but the plans show 'imitation' slide and sash as proposals. The rear door is in uPVC. The Trust considers that neither of these proposals upholds the Article 4 or Durham City Neighbourhood Plan policies.

Policies

The proposals need to fulfil the intentions of the Article 4 Direction and, as submitted, they do not clearly demonstrate adherence to the following policies.

County Durham Plan - Policy 44 Historic Environment

City of Durham Neighbourhood Plan - Policy S1: Sustainable Development Requirements of all Development and Redevelopment Sites Including all New Building, Renovations and Extensions.

Policy H2: The Conservation Areas - Durham City Conservation Area

The Trust strongly recommends that the applicant submits a clear analysis of the windows and doors on the property. This needs to include the appropriate style and materials to match originals. It should be followed by proposals for a door and windows that conform to this analysis.

Yours sincerely

John Lowe,
Chair, City of Durham Trust