

THE CITY OF DURHAM TRUST

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

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 thanks the applicant for the additional information provided but maintains its objection. This is because the original window style and the replacement PVC-u windows remain undetailed and the reasons for replacement unstated. The new window, based on the submitted illustrations, fails to achieve enough similarity to the original.

The Trust considers that, in order to meet the policies it identified in the its original objection, the proposal should demonstrate authenticity and integrity in order to uphold the significance of the Conservation Area. It repeats what should be the minimum requirement for window and door replacement:

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.~~ **(not fully met by the submission)**
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.

The information submitted does not show any details of construction for the original or replacement – are the proposed glazing bars inside the double glazing for instance? It is therefore not possible to conclude they will look the same as the original. The submitted illustration actually shows they do not. The new frame is different; the glazing bars are different in profile and fixing. Hinges are hidden and frame mitres are visible. The window protrudes out and over the black frame, covering it and is not flush like the original.

The Trust therefore does not accept the County Council's Design and Conservation assessment. Simply because many original windows have been lost is no justification for taking out the last original windows. To do so is to continue the loss of original material and fail to grasp the opportunity to set good examples of appropriate Conservation Area quality replacement. If their condition is very poor and beyond repair, it should be ensured that there is properly updated replacement, correct in detailing. The proposed replacement does not appear to pay any special attention to detail to justify its conservation use.

Yours sincerely

John Lowe,
Chair, City of Durham Trust