

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

Dear Mr Fenwick,

DM/22/00716/FPA & DM/22/00831/AD
HSBC 1 Saddler Street Durham DH1 3NR
ATM Cash Machine and Signage

The Trust wishes to object to this application based on negative impact within the Conservation Area on an unlisted heritage asset and street character. There is no issue with the replacement ATM that is the main part of the proposal. However, the new signage fixed to the window above the ATM obscures the glazing and negatively alters the façade.

Context

The bank building is one of the collection of commercial buildings that help define the Market Place and the entrance into Saddler Street. It is an unlisted asset because of its role in helping to form the character of the street. Generally, the installation of signage and ATM has, so far, not interfered significantly with the balance and appearance of the façade. The quality of this neoclassical building relies on its strong unaltered symmetry,

Proposal

The submission for the ATM is not considered an issue. The proposal to obscure the lower part of the window above the ATM with signage is not essential. It is a particularly poor method of introducing signage to a characterful building, an important street, and the heart of the conservation area. The sign will break the strong symmetry on the lower part of the building for no public benefit. The ATM is on clear view in the street without the signage and is likely to have its own illumination (unclarified in the application).

Policies

In detail, as submitted, the proposal fails against the following policies:

County Durham Plan

Policy 44 Historic Environment

Conservation Areas

The proposals fail to:

- f. Demonstrate 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).

THE CITY OF DURHAM TRUST

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

The proposal fails to:

- c) Harmonise with its context in terms of materials;
- d) Conserve the significance of the setting, 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 proposal fails to:

- a) Sustain and enhance the historic and architectural qualities of a building,
- b) Sustain and enhance a continuous frontage,
- 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