

THE CITY OF DURHAM TRUST

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

Dear Mr Gavillet,

DM/22/00692/AD Mount Oswald Golf Club South Road Durham DH1 3TQ

Erection of two hoardings

1. The Trust objects to the application based on their negative impact on the Mt. Oswald historic park and garden, and especially the gatehouses.

Context

2. The gatehouses await restoration after receiving planning permission in 2020 and Mt Oswald House is being incorporated into the new history centre and registry office. The gatehouse buildings are in disrepair but still form the appropriate entrance into the historic park area. The Trust has already noted the failings of the proposals for the housing that these signs would advertise.

Proposal and Impact

The proposal is to erect the hoardings for three years, this is a substantial period with the possibility of requests for extension. They are large – 4.8m (including both sections of each hoarding) by 1.5m. They will crowd the relatively narrow entrance and obscure the Lodges. They are mostly illustrations of the proposed nearby luxury housing and are very obviously inappropriate to the location. They are unnecessary as advertising for the proposed housing. It is hoped that the gatehouses restoration will be complete before the hoardings permission lapses and the Trust urges the applicant (the same as for these hoardings) to pursue this. The hoarding impact is negative, affecting the gatehouses and historic park

Policies

3. The Trust considers that the proposals fail against the following planning policies:

County Durham Plan

Policy 29 Sustainable Design

a. The proposals fail to contribute positively to an area's heritage significance and townscape

Policy 31 Amenity and Pollution

The proposals will have an unacceptable impact such as through visual intrusion, and visual dominance, without satisfactory mitigation measures.

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Policy 44 Historic Environment

In determining applications, particular regard will be given to the following:

Registered Parks and Gardens

e. the sustainable management of the landscape, its features and setting. *(The proposals do not constitute sustainable management that respects the setting)*

Based on these policy failures the Trust objects to the proposals as currently submitted.

Yours sincerely

John Lowe,
Chair, City of Durham Trust