

# THE CITY OF DURHAM TRUST

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

Dear Ms Penman,

**DM/22/01079/FPA 17 Hallgarth Street Durham DH1 3AT**

*Retrospective application for an externally mounted extract system and parapet wall above flat roof to the rear of the property together with alterations to the roof of the previously approved rear extension and erection of a new bin enclosure to the rear*

The Trust wishes to object to this application based on negative impact within the Conservation Area on street character. The need for a secure closure is noted but the solution chosen is inappropriate.

**Context**

The rear of this property is also the entrance into Mavin Street and it is unacceptable that there has been such disregard for the appearance of this part of the property and failure to regularise the situation in respect of the ventilation system. Any solution needs to be of an appropriate quality for a main façade and not simply demoted to that of a rear yard.

**Proposal**

The pitched roof proposed should obscure the ventilation system but it needs confirming that this is the impact of the alterations and not just the applicant's assertion. Similarly it should be confirmed that the condenser unit will be moved down out of sight if a new boundary is constructed.

The applicant has paid great attention to the frontage of the business but has had little regard for those passing and viewing the rear from Mavin Street. The choice of basic wooden fencing is a very simplistic solution. The close board fence is not suitable for the façade facing into Mavin Street. It is a negative impact on the street scene as well as the adjacent buildings. It is not suitable for Conservation Area use in this instance. It is not a positive contribution. The Trust objects to this part of the application and a more permanent and higher quality of boundary walling is needed.

**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

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development, which is respectful of local distinctiveness and the conservation or enhancement of the asset (historic street);

h. Respect, and reinforce the established, positive characteristics of the area in terms of appropriate design (including, features, materials, and detailing).

## ***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 proposals fail to:

- a) Sustain and enhance the architectural qualities of a building,
- e) Avoid harm to an element of an asset (the street) 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