

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

Dear Ms Jennings,

**DM/22/02285/LB & DM/22/02388/FPA, University Hospital Of North Durham
Demolition of Dryburn House and Erection of New Emergency Department**

The Trust wishes to restate its objection to the demolition of Dryburn House as submitted for the previous application in 2015. It objects to both of these new applications.

As the options appraisal remains the same as submitted in 2015, the same weaknesses in the case for demolition continue to be relevant. These were thoroughly explored in the Georgian Society objection to demolition. The Trust drew attention to the other options that include retention and re-purposing of the listed building. The changing and short term nature of hospital provision fails to give confidence that no alternatives exist. Given that seven years have also elapsed since the original application, the options cannot be considered as having taken into account any changes in hospital provision and planning since then. Having intensively developed the site, the Hospital Trust has effectively forced the option for demolition to the fore and this should not be regarded as just cause for the loss of this important building. The Trust finds no compelling justification for the demolition in the design of the new emergency centre that is generic in appearance.

The significance of the building is well recognised, and the Trust sees no reason to further repeat all of this. However it would like to stress that Dryburn House is one of the few, if not the only, surviving mine-owner's houses in or near the City, and also reflects William Lloyd Wharton's civic contribution. He created Wharton Park, founded the Durham regatta, and had the Obelisk built. He served as High Sheriff of the County and was a Director of the North Eastern Railway from its founding in 1854 until 1865.

The changing planning policy context since 2015 adds further justification for reviewing the previous decision to sanction demolition. The demolition fails under the following policies because of the weak options analysis and the lack of justification for the demolition:

NPPF - Proposals Affecting Heritage Assets – Paras. 197, 199, 200 and 201

County Durham Plan - Policy 44 Historic Environment – Paras. Designated Assets, Listed Buildings and Conservation Areas

Durham City Neighbourhood Plan – Policy H2 Conservation Areas – Paras. d), e) and l).

Yours sincerely

John Lowe

Chair, City of Durham Trust