

THE CITY OF DURHAM TRUST

c/o Blackett, Hart & Pratt, LLP
Aire House
Mandale Business Park
Belmont
Durham, DH1 1TH
20th July 2022

Dear Ms Penman,

DM/22/01843/LB & DM/22/01842/FPA 50 South Street Durham DH1 4QP

Demolition of existing rear conservatory and erection of detached garden room together with alterations to the existing rear extension, to include removal of internal wall and installation of sliding doors; installation of dormer windows and rooflights; repairs to roof and refurbishment of windows to include installation of double glazing.

The Trust does not wish to object to this application but does raise a comment on the submitted information.

The garden room and rear extension demolitions and replacement are seen as broadly acceptable. It has some reservation about the heavier upper brick storey of the two storey rear extension 'floating' on a minimal glass wall. However, the principle of contrast works in this location.

The street elevation is a particularly important component of the significance of South Street. There is lack of clarity and possible ambiguity in the reference to upgrading the front windows. The Trust suggests that this is explored further before consideration of the application. Alternatively, it could be covered by a condition to avoid any loss of original windows and ensure appropriate upgrading.

If sufficient information is not ensured this would constitute a failure against County Durham Plan Policy 44 and Durham City Neighbourhood Plans S1 and H2.

Yours sincerely

John Lowe,
Chair, City of Durham Trust