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 Ackerman,

DM/22/01818/FPA West View Fieldhouse Lane Durham DH1 4NB
Replace single glazed timber casement and sash windows with new timber framed double glazed windows

The Trust wishes to object to this application based on lack of information and the potential for negative impact on street character within the Conservation Area. There is a failure to identify, protect and enhance the house and its original features.

Context
The area has a mix of housing including Edwardian terraces and Arts and Crafts houses. This semi-detached house is probably Edwardian and appears still to have the original leaded and stained glass windows and door. These are key features of such houses.

Ensuring similar treatment to identical buildings (this is one of a pair) is essential in maintaining the character of this street and the City Conservation Area. The Durham City Neighbourhood Plan reinforces the requirement to ensure positive treatment of such assets and identifies Fieldhouse Lane as an unlisted asset.

Proposal
The significance of the street, the building and its design is not covered fully in the application. There is minimal detail of the current windows and doors. The reason for replacement is not based on surveyed condition but only justified by the applicant's statement as 'not fit for purpose.' Reuse of the stained glass sections is only 'if possible.' This is likely to lead to loss of original material without adequate justification or mitigation. It is entirely feasible for leaded stained glass panels to be encapsulated and retained within double glazing systems, and there are examples of such treatment within the vicinity. Greater reassurance is needed about ensuring that the features and character of the building are retained, and it would be very disappointing if the collective investment of householders within the nearby area in delivering the objectives of the article 4 Direction was undermined by the action of an individual owner.

Failing to provide sufficient information on the windows and door means that the proposals are counter to the requirements of the County Council's own policies and Conservation Area Appraisal. They fail against the requirements of the Durham City Neighbourhood Plan policies.

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Policies

At present, as submitted, the proposal fails against the following policies:

County Durham Plan
Policy 44 Historic Environment
Conservation Areas
The proposals fail to:
f. Demonstrate an 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).

City of Durham Neighbourhood Plan
Policy S1: Sustainable Development Requirements of all Development and Redevelopment Sites Including all New Building, Renovations and Extensions
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 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