

THE CITY OF DURHAM TRUST

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

9 April 2023

Dear Mr Fenwick,

DM/23/00729/FPA Ivyholme 58 The Avenue Durham DH1 4EB

Replacement window and front face cladding to dormer on front elevation with uPVC.

Conservation velux to front elevation, replacement garage windows, replace window with doors in dining room, and new timber sliding sash window to kitchen in previously bricked up opening. Solar panels to rear elevation roof slope.

1. The Trust objects to this application based on the negative impact on the building, The Avenue, and the Conservation Area. The dormer window and solar panels are inappropriate as submitted.

Context

2. The Avenue is important for the quality of its terraces, individual buildings and their consistent detailing. Breaking the terraces with inappropriate detailing is an issue in maintaining the significance and quality of these facades. The dormer is currently of an inappropriate design and there are only a limited number along the Avenue. It is very prominent on the facade.

Proposal and Impact

3. The proposal does not clearly indicate what type of solar panels are to be installed. There are very substantial differences in framing and finish that alter the impact. Merging panels into a slate roof is possible with black minimally framed panels. The Trust accepts the conflicting pressure to provide new energy efficient solutions and to conserve the appearance of buildings in conservation areas. Much greater care is needed in the presentation of solutions. In this instance the siting is appropriate but the detailing inadequate.

4. The dormer is being improved to some extent under the proposal but the uPVC window is inappropriate on this prominent dormer. The Trust considers that all new windows on buildings such as this one should be in timber in an appropriate style. The property is covered by the Article 4 Direction and the purpose of this should be upheld. There are timber sash style solutions available that would be appropriate in this particular instance and would offer a traditional solution with adaption for maintenance at height.

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Policies

5. 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 44 Historic Environment

Conservation Areas

f. The proposals fail to demonstrate understanding of the significance, character, appearance and setting of the conservation area and how this has informed proposals to achieve high quality sustainable development, which is respectful of historic interest, local distinctiveness and the conservation or enhancement of heritage assets.

Durham City Neighbourhood Plan

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

The proposal fails because it does not:

- c) Harmonise with its context in terms of scale, and height.
- d) Conserve the significance of the setting, character, local distinctiveness, and the contribution made to the sense of place by Our Neighbourhood's designated and non-designated heritage assets.

Policy H2: The Conservation Areas, Durham City Conservation Area

The development proposals negatively affect the Durham City Conservation Area by not taking into account, and meeting, the following requirements,

- a) Sustaining and enhancing the historic and architectural qualities of buildings
- b) Sustaining and enhancing a continuous frontage.
- e) Avoiding harm to an element of an asset which makes a positive contribution to its individual significance and that of the surrounding area.
- j) Having materials, detailing and lighting appropriate to the vernacular, context and setting.
- k) Using high quality design sympathetic to the character and context of the local area and its significance and distinctiveness.

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

Yours sincerely

John Lowe,
Chair, City of Durham Trust