

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

10 May 2023

Dear Mr Fenwick,

DM/23/00817/FPA and DM/23/00958/LB 24 Hallgarth Street, Durham DH1 3AT

Conversion of existing dwelling into 2no. 2-bed apartments. Demolition of existing single storey rear extension and conservatory and erection of replacement single storey extension.

1. The Trust notes and welcomes the applicant's comments to residents (dated 5 May 2023) about changes to the application. However, as the letter has not yet appeared on the planning portal and the application has not been withdrawn or amended, the Trust wishes to object to this application based on the negative impact of the proposals on the listed building and terrace, Hallgarth Street, and conservation area.
2. Hallgarth Street is an historic throughfare and is important for the quality of its buildings and terraces, their consistent detailing, and individual buildings. Breaking the terrace with inappropriate detailing, such as the proposed rooflights, is an issue in maintaining the significance and quality of these facades. The property is one of the buildings in a short Grade 2 listed terrace and appropriate detailing and materials are needed for any rear extension.
3. The Trust supports the City of Durham Parish Council objection to the planning application (**00817/FPA - 17/04/23**) in its references to the failures of the proposals against Policy 16 and the Nationally Described Space Standards.

Proposal and Impact

4. The rear elevation is of an uncompromising contemporary design, large in comparison to the main house. Roofing is not detailed but is possibly in concrete tiling due to the low angled pitch caused by the width of the new extension. The listed terrace roofs to the front façade are not punctuated by rooflights and the two proposed to the front break the pattern of roofing. There is uncertainty about the rear garden and boundaries treatment as they are not shown in the submission and appear to be in very poor condition; it is important to ensure that these are appropriately dealt with.
5. The submitted heritage analysis fails to identify how the extension relates to the building and terrace or analyse its impact. There is a need to analyse the pantile and stone roofed extension and storage area and their significance. Any interior features of significance that are believed to be in the house need to be identified and conserved. The applicant should cease and make clear any removal prior to gaining planning consent.

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6. The Trust does not consider that the poor condition of the shed and extension is sufficient reason to demolish and erect such an inappropriate design of replacement. Similarly, the conversion to two apartments represents the loss of another family house, probability of rental to students and offers no public benefit.

7. The Trust considers that the negative impact of the rear extension and front rooflights are not offset by any benefits and are an inappropriate change to this listed building.

Policies

8. 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

Designated Assets

The proposals do not demonstrate that this listed asset is to be conserved in a manner appropriate to their significance, irrespective of whether any potential harm amounts to... less than substantial harm to its significance.

Listed Buildings

b. The proposals fail to show respect for the historic form, materials, detailing, and curtilage, which contribute to the significance of the building.

c. The proposals fail to demonstrate the retention of the character and special interest of the building when considering alternative use as apartments.

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

e) Avoiding harm to an element of an asset which makes a positive contribution to its individual significance and that of the surrounding area.

i) Having appropriate scale, massing, and form.

j) Having, detailing appropriate to the vernacular, context, and setting.

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- 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