

30<sup>th</sup> January 2024

Clare Walton  
Durham County Council  
Planning Development  
County Hall  
Durham DH1 5UL

Dear Ms Walton,

**DM/24/00016/FPA 22 Nevilledale Terrace Durham DH1 4QG**

*Refurbishment and insulation of existing roof construction and associated dormer, replacement of existing window in second floor dormer, replacement of 2 no. existing roof lights, replacement of an existing door and enlargement of an existing window to the existing rear extension and decorate and refurbishment of existing timber door to west elevation.*

1. The Trust objects to this application based on rooflight enlargement, poor window and door design and materials causing negative impact on the Conservation Area.

**Context**

2. Nevilledale Terrace is composed of a number of shorter terraces forming an important frontage to Crossgate Peth. The rear elevations are on rising ground and visible to the immediate surrounding area. The Peth frontages are consistent and generally similar and appropriate. The rear of No. 22 has been altered with an inappropriate picture window, French windows, and windows to the catslide dormer in uPVC. There are a range of dormers in the nearby houses of varying inappropriate styles. The existing rooflights are relatively small but badly arranged in the roofscape and disruptive visually on the front elevation.

**Proposals and Impact**

3. The heritage statement submitted fails to identify fully the context of the building and the door and window materials This is a failure against planning policy.

Some of the new windows/rooflights and door are in white uPVC. The enlargement of the West rooflight will cause negative impact to the otherwise generally unified terrace frontages. Removal would be preferred because of its disruption of the unity of this terrace. The rear changes will add to the existing poor elevation. The dormer and first floor are particularly visible. The property is covered by the earliest of the Article 4 directions intended to draw applications like this to a more successful outcome through the installation of appropriate windows doors and dormers. This is one of the terraces considered to be at threat and needing protection. The need is for a more thorough heritage and design analysis leading to more appropriate windows and doors in timber and retaining the rooflights at their existing size or removing the frontage rooflight. Replacing 'like for like' when there has been a removal of

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existing windows and doors and replacements in unsuitable modern materials should not be acceptable under the Article 4 Direction.

## **Conclusion**

4. The Trust concludes that the overall impact of these proposals is negative, and that the application should be refused.

*(The policies the proposal fails against are listed in the following appendix.)*

Yours sincerely,

John Lowe,  
Chair, City of Durham Trust

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## Appendix - Policies

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 heritage assets.
- h. The proposal fails to show respect for, and reinforcement of, the established, positive characteristics of the area in terms of appropriate design (including, features, materials, and detailing).

### 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, materials, and soft landscaping.
- 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; and
- g) protecting important views of the Durham City Conservation Area from viewpoints within the Conservation Area; and
- j) Having, materials and detailing appropriate to the vernacular, context, and setting; and
- k) Using high quality design sympathetic to the character and context of the local area and its significance and distinctiveness.