

# THE CITY OF DURHAM TRUST

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26 April 2024

Elinor Woodruff  
Durham County Council  
Planning Development  
County Hall  
Durham DH1 5UL

Dear Ms Woodruff,

## **DM/24/00821/FPA Harrison House 1 Hawthorn Terrace Durham DH1 4EL**

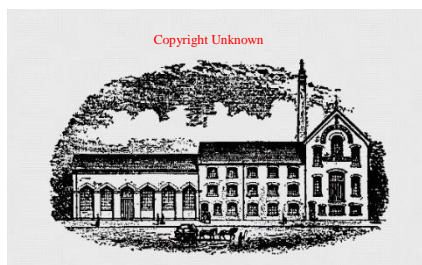
*6no conservation style Velux windows installed to existing roof space.*

1. The Trust objects to this application for the following reasons:
  - The uninterrupted slate roofs facing the street on Hawthorn Terrace and the surrounding terraces are a key feature of the area's character.
  - The former Harrison and Harrison organ works used the front elevation of the works as their logo.
  - There is insufficient evidence of the building's significance and justification for the introduction of velux windows and a lack of reference to the existing rooflights to the rear elevation.

### **Context**

2. The Trust has previously drawn attention to the importance of the extensive front elevation slate roofs in this immediate area. The building contributes to the distinctiveness of this street.

They are mostly uninterrupted by dormers or rooflights and help form the area's character. The former Harrison and Harrison works are locally listed and noted in the Conservation Area Appraisal. This is an organ company of international importance and present on the site from 1873-1996. The factory was of sufficient significance to the company as a building for it to be used as their logo (see below).



Maintaining this facade is therefore important to the significance of the building. There is a Parish Council commemorative plaque on the building. The building also received a County

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Durham Environments Award in 1997. The Trust considers that the building deserves particularly detailed consideration for any alteration.

There appears to be a row of rooflights on the rear roof elevation in addition to the original windows lighting the second floor of this extension to the original 18thC papermill. The amount of light from the existing rooflights or their adaption should be a factor in considering whether the new rooflights are necessary. Given the importance of keeping the facade as it now appears, this should take precedence and other forms of improvement of lighting investigated.

## **Proposals and Impact**

The row of velux windows will interrupt the front roofscape to the detriment of the building, its significance, and the character of the area. They reduce the distinctiveness of the area. The need for them is unproven.

## **Conclusion**

3. 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.