

THE CITY OF DURHAM TRUST

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2 June 2024

Mark Sandford
Durham County Council
Planning Development
County Hall
Durham DH1 5UL

Dear Mr Sandford,

DM/24/01161/FPA 35 Hallgarth Street Durham DH1 3AT

Single storey rear extension, loft conversion including 4no. dormer windows, replacement of single glazed windows with double glazing throughout and replacing window in rear elevation of rear off-shoot with patio doors and alterations to raised land to rear.

The Trust objects to the proposed replacement windows. There is a lack of clarity and supporting research for the window proposals in the submission.

The Trust is concerned that there is insufficient research into the age and roof structure of the building. There may be indications of an early construction date. The street frontage is particularly important to the character of the street and the multipane design should be retained. The negative impact of a change away from multipane windows can be seen on the adjacent property.

The Trust does not object to the dormers as such in this instance given the individual design of the property. The proposal appears to be to remove the existing frontage windows and to replace them with a simpler 4 pane design. The Trust considers this appears inappropriate given the character of the building. Similarly, the front and rear new dormers should also be multipane. There is some concern about the conservatory design but its sunken position offsets this.

The Trust therefore requests that the style of windows for the roof dormers and street frontage should be of an appropriate style to match the existing frontage. They should first be checked for any original historic materials, and this retained/repaired if found. The rear patio doors should also be of an appropriate style. If this is amended and backed up with adequate research the Trust would retract its objection. *(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 of 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,
- 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.