

# THE CITY OF DURHAM TRUST

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23rd May 2024

Allan Fenwick  
Durham County Council  
Planning Development  
County Hall  
Durham DH1 5UL

Dear Mr Fenwick,

## **DM/24/00040/AD Land To The South Of Pimlico Durham DH1 4QW**

*Freestanding directional sign*

1. The Trust objects to this application because of its size and prominence. It will have a negative impact on the conservation area.

### **Context**

2. Pimlico and the triangular greenspace that this sign is placed on form a particularly distinctive entry point down to the Riverside, Prebends Bridge, and the World Heritage Site (WHS). This section of Pimlico and adjoining open space remain in contention as part of the WHS boundary expansion. The footpath access to Prebends Bridge is possibly of historic origin. South Street is thought to be an early route. The section of road and its paths together with the surrounding tree areas are of high character value within the conservation area and help to form the setting to the WHS. The area is included as part of the River Wear Corridor local open space designated in the Durham City Neighbourhood Plan (Policy G2, Area 1)

### **Proposals and Impact**

The sign is large, prominent, and not of a style that is appropriate for the Conservation Area. The Trust notes that the sign was erected and then removed leaving the support posts in place and that need removing. Even though the application is only for one year (starting in April 2024) the Trust has concerns that there is cumulative clutter together with the necessary street signage on this street corner.

### **Conclusion**

3. The Trust concludes that the impact of this proposal 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 proposal fails 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, 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 G2: Designation of Local Green Spaces

The following areas (shown on Proposals Map 2) are designated as Local Green Space where inappropriate development should not be approved except in very special circumstances:

1. The River Wear corridor in the areas of the Peninsular Woodlands, the Racecourse and the Sands

#### 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:

- 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.