

# THE CITY OF DURHAM TRUST

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Web site:<http://www.DurhamCity.org>

5th September 2024

Ms Clare Walton  
Planning  
PO Box 274  
Durham County Council  
Stanley  
County Durham DH8 1HG

Dear Ms Walton,

**DM/24/02161/LB & DM/24/02200/FPA 90 Gilesgate Durham DH1 1HY**

*Convert the existing attic space to a bedroom with en-suite, including a new staircase from the 2nd floor, replacement skylights and alterations to existing bedrooms. Convert the outbuilding to an office space including alteration to the external walls and roof.*

The City of Durham Trust objects to the outbuilding proposals in these applications. It supports the objections made by the City of Durham Parish Council and Professor B. Tanner. The Trust's objection is based on harm to a heritage asset and the conservation area.

The Trust has previously drawn attention to the heritage value of this outbuilding in its objections to applications 23/02538/FPA and 23/02539/LB dated 29th September 2023. It is of significance and is currently under consideration as a non-designated heritage asset. It is also associated with both 89 and 90 Gilesgate being one building but subdivided between the two houses. Nos 89 and 90 should be considered together in terms of setting and significance because they were originally one house although only No 90 is listed. The outbuilding is a key part of the setting and properties. The original use is confirmed as washhouse and the brick flue plus another reference may indicate earlier use as a blacksmith's forge. It is also of value in its own right due to its original use and survival as an example of that. It requires sensitive consideration and design in forming new proposals.

There is no sensitivity or consideration demonstrated in the proposals for the outbuilding. The current garage extension and cladding are inappropriate and are not a good reason to continue with either cladding or an intrusive new extension.

The use of black cladding in this instance is inappropriate over both the new extension and the original section of the building, in the setting of the listed building and the conservation area. The pitched design of the extension is very intrusive and draws attention away from the essential character of the pyramid roof and vent of the original building. It also has the potential to block views of the roof structure. There are reasonable concerns that the shower and toilet construction will impinge on the internal party wall and the remains of the brick flue on the

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shared southern face of the building.

For these reasons the Trust therefore objects to the extension, the cladding and internal alterations.

Yours sincerely

**John Lowe**

Chair, City of Durham Trust