

# THE CITY OF DURHAM TRUST

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c/o Blackett, Hart & Pratt, LLP  
Aire House  
Mandale Business Park  
Belmont  
Durham, DH1 1TH  
21 April 2027 5

Emma Price,  
Durham County Council Planning Development  
PO BOX 274  
Stanley Co Durham  
DH8 1HG

Dear Ms Price,

**DM/25/00778/LB Big Jug 83 Claypath Durham DH1 1RG**

*Replacement fascia sign over passageway (retrospective).*

The Trust objects to the replacement sign based on poor design inappropriate to the conservation area and a listed building. It also objects to the loss of the William Robson House reference.

**Context**

The Big Jug building extends over the entrance where the sign is placed. It was linked to the late 19thC pub frontage. The building above the entrance is consistent with rest of the façade. The sign junction with pub frontage was in poor condition and the sign itself had lead flashing, presumably as a result of rain damage. The sign framing and typeface chosen for the William Robson House lettering were appropriate to a 19thC façade.

William Robson House is the large former industrial building within Moody's Court at the rear of the Big Jug. The Committee report recommending approval of the residential use of the building in 2022 described it as follows: *'The building is distinctive and of interest as the only substantial historic industrial styled building surviving within Claypath, and it contributes positively to the significance of the surrounding CA.'* The building is regarded as a non-designated heritage asset. William Robson was the founder of these printworks known as Bailes Printers. Importantly, 'William Robson House' was visible on the previous sign from a public area – Claypath. The name 'William Robson House' is a link to the building's past use and should count as an intangible asset.

**Proposal**

The non-serif typeface used for the new sign is inappropriate on the late 19thC frontage. The previous damage to the sign boarding and junction with the Big Jug frontage appears not to have been fully repaired. The old flashing has simply been wrapped over the top of the new sign. The new sign omits the important William Robson House designation, and this is a loss to the conservation area.

The new Printworks sign should be removed and the former sign showing William Robson House should be reinstated or replaced. The underlying boarding and junction with the Big Jug signage should be checked for rot or damage and repaired before the sign is reinstated. The Trust objects to the application, based on the above points. Policy failures are noted in the appendix below.

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Yours sincerely

John Lowe, Chair, City of Durham Trust

## **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:

- 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:

- j) Having detailing appropriate to context, and setting; and
- k) Using high quality design sympathetic to the character and context of the local area and its significance and distinctiveness.