

THE CITY OF DURHAM TRUST

Web site: <https://durhamcity.org/>

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

15th August 2025

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

Dear Ms Price,

DM/25/01939/FPA 45 The Avenue Durham DH1 4ED

Retrospective application for the installation of UPVC window units with bottom openings in a mock sash style of top hung timber casement windows

The Trust objects to the proposed retention of uPVC windows based on their negative impact within the Conservation Area and on street character. There is a failure to protect and enhance the house, terrace, and their character.

Context

This house is one of seven identical terraced houses whose significance lies in their detailing and the retention of key features. The majority of the houses in the terrace have retained their original timber windows or have appropriate timber replacements. The terrace is an important part of the streetscape of the Avenue and supports its role in the conservation area.

Adequate replacement timber windows with heritage glazing are available and offer effective energy conservation. The Article 4 designation covering this building was put in place to require planning applications for this type of replacement. The intention was to ensure retention of original features where possible and to require adequate replacements.

Proposed Retention of Windows

The windows are visually very different to a timber version and are of an inappropriately lower design standard in reproducing traditional styles. They are heavy in framing and bottom opening and do not resemble timber sash windows adequately. They are therefore inappropriate to the house, terrace, and the street.

The Trust therefore objects to the retention of these uPVC windows (Planning policy failures are listed below).

Yours sincerely

Sue Childs,
Vice Chair, City of Durham Trust
chair@durhamcity.org

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Policies

The proposals are contrary to the intentions of the Article 4 Direction. As submitted, they fail against the following policies:

County Durham Plan

Policy 44 Historic Environment

The proposals fail to:

- f. Demonstrate of understanding of the significance and character and appearance of the conservation area and how this has informed proposals to achieve high quality sustainable development, which is respectful of local distinctiveness and the conservation or enhancement of the (unlisted) asset;
- h. Respect, and reinforce the established, positive characteristics of the area in terms of appropriate design (including, features, materials, and detailing).

City of Durham Neighbourhood Plan

Policy S1: Sustainable Development Requirements of all Development and Redevelopment Sites Including all New Building, Renovations and Extensions

Conservation, preservation, and enhancement of Our Neighbourhood by:

The proposals fail to:

- c) Harmonise with its context in terms of materials,
- d) Conserve the significance of the character, local distinctiveness, and the contribution made to the sense of place by Our Neighbourhood's non-designated heritage assets,

Policy H2: The Conservation Areas - Durham City Conservation Area

The proposals fail to:

- a) Sustain and enhance the historic and architectural qualities of a buildings,
- b) Sustain and enhance a continuous frontage,
- e) Avoid harm to an element of an asset which makes a positive contribution to its individual significance and that of the surrounding area.
- j) Have materials and detailing appropriate to the vernacular and context.
- k) Use high quality design sympathetic to the character and context of the local area and its significance and distinctiveness.