

THE CITY OF DURHAM TRUST

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

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

16th January 2026

Hugo Robinson,
Durham County Council Planning Development
PO BOX 274
Stanley
County Durham
DH8 1HG

Dear Mr Robinson,

DM/25/03556/FPA 26 Lawson Terrace Durham DH1 4EW

Proposed replacement of existing timber windows with new UPVC box sash windows on the front elevation

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

Context

Lawson Terrace consists of originally identical houses. This is part of the local grouping of terraced houses included in the conservation area as an important historic phase of the City's development. There has been loss of original timber windows and doors with replacements that are inappropriate in materials and design. The alterations are unwelcome, but the essential character of the street remains and is an important feature of this part of the conservation area. Number 26 is one of an important group of five that retained their original timber sash windows (correct as of July 2024). Since then, the front upper window of Number 26 has had an inappropriate uPVC window inserted (see applicant's submitted photo). This application is therefore potentially and partly retrospective.

Proposal

It is not clear whether the uPVC upper window is to be replaced with a uPVC box sash. The current design is not of this type. The uPVC sashes do not look like the original timber sashes that are presumed to be in a retainable condition as the applicant has not indicated otherwise. The original bay windows will be lost and the appearance of this small grouping of houses interrupted and reduced in quality and appropriateness. It is important to retain these given the other changes in the street. There will be loss of local distinctiveness and loss of collective significance.

Adequate secondary glazing for timber windows or timber heritage replacement with slimline double 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 proposal. The intention was to ensure retention of original features where possible and to require adequate replacements if their condition required it.

City of Durham Trust: Celebrating, protecting, and enhancing the City of Durham

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The upper front window should therefore be replaced with an appropriate timber sash and the bay timber windows retained, maintained as necessary and appropriate secondary glazing installed.

The Trust therefore objects to the proposals as submitted for the reasons above (policy failures are indicated in the appendix below):

Yours sincerely,

John Lowe,
Chair, City of Durham Trust

chair@durhamcity.org

Appendix – Planning Policies

The Trust considers that the proposals fail against the following planning 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.