

THE CITY OF DURHAM TRUST

c/o Blackett, Hart & Pratt, LLP
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Durham, DH1 1TH

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

24 February 2026

Ms Amy Beveridge
Durham County Council
Planning Department
PO Box 274
Stanley
County Durham
DH8 1HG

Dear Ms Beveridge,

DM/26/00033/FPA 30 Albert Street Durham DH1 4RL

Replacement roof, windows & doors, additional windows to the rear, installation of PV & ASHP to the rear

The Trust objects to the uPVC windows and replacement door based on their negative impact on the building, the street, and the Conservation Area. There would be a failure to protect and enhance the house, terrace, and their character. It also has concern about the proposed roof works

Context

Albert Street is especially important because of the range of architectural variations of its terraced groups and individual houses. The street makes a very positive contribution to the Conservation Area and also gives views of the World Heritage Site (WHS) at its lower end. The authenticity and quality of the townscape within the inner setting of the WHS is very important in complementing the WHS itself. The building is an excellent example of the variety of architectural approaches used in the street. Albert Street has very few buildings that do not have traditional timber windows and doors. This is true (2024) of the houses surrounding this property.

The building and street are covered by an article 4 Direction, the intention of which was to assist in preventing the loss and unsuitable replacement of key building features. The principle supported by the Trust is the retention or restoration of traditional timber doors and features if condition permits. Energy conservation can be improved by secondary glazing or slimline heritage double glazing panes if feasible. If condition is too poor, the replacement should be with traditional timber windows again with slimline heritage double glazing panes.

Proposal

The removal of the existing front windows and door has not been justified by a condition survey. If sound, they should be retained and restored where necessary. To replace them with uPVC and the amended door with glazing will alter the appearance of the building causing it harm through negative impact . This will also impact negatively on the street and conservation area. If replacements are needed, they should be in traditional timber.

The Trust is also concerned about lack of clarity of the nature and extent of roof works for the attic improvements. It is not clear to what extent the roof structure will be

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altered, if at all, and this needs confirming with the intention of conserving the existing structure. The installation of the solar panels could therefore also be a concern dependent on method. The 'natural slate finish' reference in the Heritage Statement contrasts with 'Natural slate to match existing' on the application form and this is concerning - only natural slate should be considered. If roof slates are to be removed the process can cause considerable loss; again this is not clear, and replacements will need to be of a suitable type and quality.

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

Celebrating, Protecting and Enhancing the City of Durham

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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.

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