

THE CITY OF DURHAM TRUST

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

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

24th July 2026

Ms Amy Beveridge,
Durham County Council Planning Development
PO BOX 274
Stanley
County Durham
DH8 1HG

Dear Ms Beveridge,

DM/26/01723/FPA 16 - 17 Silver Street Durham DH1 3RB

Replace timber upper floor windows with slimline aluminium thermally broken windows

The Trust objects to the proposed aluminium replacement windows. This is based on the grounds of design inappropriateness of aluminium for windows in this location, negative impact on a building, Silver Street and the Conservation Area.

Context

Silver Street is one of the most important city centre historic streets and has a range of different buildings of varied ages with ground floor commercial premises.

Silver Street has retained a lot of its traditional shopfronts and building frontages, but the rich detail and ornamentation of the 19th/early 20th century has progressively been lost. This building dates from 1887 and is important visually because it faces directly into the approach to Silver Street across Framwellgate Bridge. The imposing four storey frontage, oriel windows and top floor arch decoration are very distinctive. While the multipane windows have become part of the streetscape they are inconsistent with the age of the building.

Proposal

The use of a plainer, traditional sash design is considered appropriate. However, this cannot be realised in aluminium to correspond with the age of the building. Using timber is essential. The Trust supports the recommendations of the County Council's Design and Conservation team. Should timber be specified with appropriate detailing the Trust will review its objection, in the meantime the Trust objects to this application because of its negative impact.

Planning policy failures are indicated in the appendix below.

Yours sincerely

John Lowe

Chair, City of Durham Trust
trust@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 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 proposals fail 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 proposals fail because they do 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 proposals negatively affect the Durham City Conservation Area by not taking into account, and meeting, the following requirements:

- g) Protecting important views of the Durham City Conservation Area from viewpoints within and outside the Conservation Area
- 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.