THE CITY OF DURHAM TRUST

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

Web site: https://www.durhamcity.org/

27 September 2026

Mr. Allan Fenwick,
Durham County Council Planning Development
PO BOX 274
Stanley
County Durham
DH8 1HG

Dear Mr. Fenwick,

DM/26/02047/LB and DM/26/02046/FPA 76 Saddler Street, Durham, DH1 3NP
Internal structural and non-structural alterations with new shop front

The Trust does not object to these proposals but is sufficiently concerned about the shopfront and structural construction to not support it as currently submitted.

The shopfront is a traditional design but is modern and of poor quality construction. The pilasters show signs of the boarding deteriorating, and it cannot be certain that it would survive the demolition of the rest of the shopfront. Repainting will not suffice. The fascia boarding is oversized and overhangs what may be the construction below it. It should be reduced to match the proportions of the shopfront fascia of the building society adjacent. Installing a simple signage board over the existing is inappropriate to the historic street location. The pilaster design is appropriate but needs constructing with good quality workmanship and materials as does the new shopfront. If this were carried out the Trust would not object to the removal of the inset that is a traditional shopfront feature.

Although there is submitted survey information based on the interior being stripped out and a scheme of structural support there remains some concern. This is that further earlier original material could be encountered during construction, and accordingly some alteration might be needed to accommodate the new construction. The Trust strongly recommends a planning condition requiring adequate professional recording and archiving of any historic building fabric revealed during the works.

Yours sincerely,

Allan Gemmill
Chair, City of Durham Trust
chair@durhamcity.org

Celebrating, Protecting and Enhancing the City of Durham