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

30 September 2026

Ms. Emma Price
Durham County Council
Planning Department
PO Box 274
Stanley
County Durham
DH8 1HG

Dear Ms. Price

DM/25/03090/LB The Meadows, Sunderland Bridge, Durham, DH6 5HD

Roof works including the installation of non breathable membrane felt, treated battens 2x2 to allow for additional weight and eave trays, Installing over fascia vents, re-install Yorkshire stone slabs, undertake any necessary replacement of York stone and lead work where beyond repair, remove defective mortar render, either remove coping stones and rebed or encapsulate in lead, and remove ridge tiles and reinstall using a 2:1:1 line mortar mix.

The Trust would be willing to support this application despite concern about the lack of a condition report and justification for the detailing of the proposed work.

This support is conditional on the detailed points raised by the Design and Conservation team being resolved. The Trust is particularly concerned that the use of a non-breathable membrane is backed up by evidence that it will not cause condensation on its underside or to the presumed original roof structure. This is a known issue. Roof timber rot to joists should be repaired as a first option and details submitted for approval before implementation.

The Trust considers the stone roof an important example not often found in Durham City or its environs. The amount of original roof material lost should be minimised.

Yours sincerely,

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

Celebrating, Protecting and Enhancing the City of Durham

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