

Durham County Council
Planning Development
Central/East Room 4/86-102
County Hall
Durham
DH1 5UL

City of Durham Parish Council
c/o Room 103
Floor 1
County Hall
Durham
DH1 5UF
8 February 2019

Dear Mr Hopper,

DM/19/00036/FPA DM/19/00037/LB: Single storey extension and retention of existing rear fire escape (plus installation of fascia signboard), Kingsgate House 31 - 33 Church Street Durham DH1 3DG

The City of Durham Parish Council Planning Committee considered this application at its meeting on the 1st February 2019 and have decided to submit an objection on the following grounds.

We have no objection to the retrospective application to retain the fire escape although perhaps it should have been on the initial application as an essential safety feature. Our objections are to the single storey extension and to the signage.

We find it strange that an application has gone in for an extension to the café area almost before the building has been finished and certainly before it is tenanted. Given that this structure will be attached to a grade 2 listed building and in close proximity to the Grade 1 listed Kingsgate Bridge we would hate to see it lying empty and deteriorating.

We note the Coal Authority's concerns in their comments dated 29th January 2019 and were alarmed to discover that their representations regarding the initial application (16/01757/FPA) seem to have been ignored especially since Building Control Application BC/17/00017/FP refers to a partial collapse on the site. This was possibly not due to neglect but to unstable ground as many of the gardens and indeed the churchyard along Church Street have a history of subsidence into the River Wear. Development here must surely conflict with Durham City Saved Policy U13 and we would therefore object on those grounds

Moving on to the signage which we note does not appear in the description of 19/00036, while we have no objection to discreet non-illuminated signs, both hanging and over the entrance, Saved Policy Q16 is quite clear about adverts both on listed buildings and in their settings. This illuminated sign also affects the view to the World Heritage Site from Kingsgate Bridge and so is contrary to Saved Policy E3. We therefore oppose the installation of illuminated signage.

Yours sincerely

ROGER CORNWELL

Chair, Parish Planning Committee