

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

City of Durham Parish Council
Office 3 D4.01d
Clayport Library
8 Millennium Place
Durham City
DH1 1WA

10 July 2019

Dear Ms Jennings,

DM/19/01935/FPA and DM/19/01936/LB: Conversion of building to permit ground floor drinking establishment (A4) and 7no. bed house in multiple occupation (Sui-Generis) including various external alterations (new shopfront, replacement windows, alterations to roof (dormer/raising of roof) and internal and external structural repairs and associated drainage, mechanical and electrical plant to rear yard, 34 - 35 Saddler Street Durham DH1 3NU

The City of Durham Parish Council's Planning Committee considered this application at its meeting on 5 July 2019 and agreed to comment as follows.

This property, known as Estate House, is a prominent and extremely important heritage building in the heart of the Durham City Conservation Area and on the principal route to Durham Cathedral and Castle. It has long been in need of a viable use before deterioration become irreversible.

The Parish Council therefore welcomes this comprehensive, well-researched and sensitive proposal to carry out works that will safeguard the property. It shows significant commitment to carrying out the conversion, restoration and adaptation works in the necessary appropriate manner, at what will be major additional costs. The applicants must be commended.

The proposed uses are: a micro-pub at ground floor fronting on to Saddler Street; student residential accommodation at ground floor (student entrance and kitchen/dining to rear offshoot), first, second and third floors; and plant, storage and bat hibernaculum in the basement.

The County Council's Principal Public Protection Officer has provided comments regarding the standards necessary to make the building safe as an HMO. The Parish Council hopes that these requirements can be met without compromising the historic structure of the building

A particular feature of this building is the shop front with its highly distinctive small, blown glass panes and instantly recognisable in lay terms as Georgian/Victorian. The proposed ground floor commercial use as a micro-pub is said to require replacement and re-design of the shop front to suit the proposed ground floor use and layout. The Parish Council would be glad to see a design that retains the existing historical appearance, preferably the existing structure conserved and restored as has been achieved very successfully further up Saddler Street at Zizzi's.

Yours sincerely,
ADAM SHANLEY
Clerk to the City of Durham Parish Council