

**CITY OF DURHAM  
PARISH COUNCIL**

Learning from the past.  
Building for the future.

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

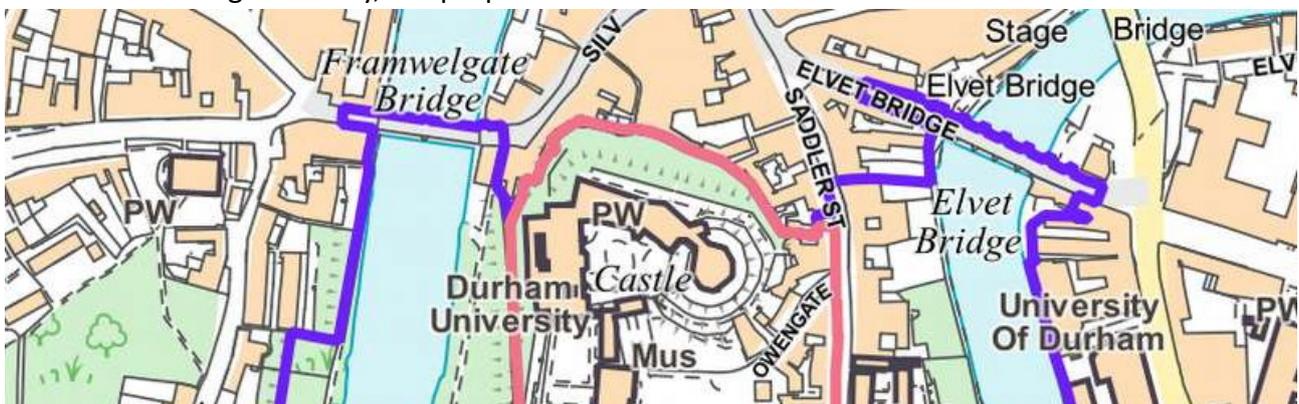
City of Durham Parish Council  
Office 3 D4.01d  
Clayport Library  
8 Millennium Place  
Durham  
DH1 1WA

30 December 2019

Dear Ms Eden,

**Planning application DM/19/03160/AD | Various signage to the front and gable elevations of the building | Units 35A-C The Riverwalk Millburngate Durham DH1 4SL**

The Parish Council was copied in to the objection sent to you by the City of Durham Trust on 27 December and endorses their comments. In further support, the following map shows the relationship between the proposal and the World Heritage Site. The eastern half of the site is along Framwelgate Bridge, which is not only a grade I listed structure but which will, within a few months, become part of the World Heritage Site when its boundary is extended: the rose line shows the existing boundary, the purple line the future one.



© Crown copyright and database rights 2019 OS 0100060997

The Authority should assess this application against paragraphs 193 and 196 of the NPPF:

193. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

196. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

In this case, the asset is of the highest importance. The applicant's Heritage Statement does not show any public benefit for the proposals, which neither restore the original features nor produce anything replicating the earlier usage. We concur with the assessments of the Trust's concluding paragraphs.

In terms of the Saved Policies of the City of Durham Local Plan, this proposal is not in accordance with policies E3 (safeguarding local and long distance views to and from the cathedral and castle), E21 (there is an adverse impact on the Castle and Cathedral), E22 (it will detract from the character and appearance of the conservation area), E23 (this is a development that detracts from the setting of several listed buildings, notably Framwelgate Bridge, the Castle and the Cathedral), Q16 (it is detrimental to visual amenity, and in particular to the setting of Framwelgate Bridge, the Castle and Cathedral), and Q17 (the gable wall end has an illuminated logo about 3.5m square, which would be contrary to parts 2 (within conservation areas), 3 (In the vicinity of listed buildings) and 6 (detrimental to visual amenity) of this policy).

For all these reasons, we urge the Authority to refuse this application. We hope you agree with our conclusions, but if you are minded to grant this application we would like it to be considered by the relevant Planning Committee, where we would make our case to the councillors.

Yours sincerely,

**Adam Shanley**  
**Clerk to the City of Durham Parish Council**