

**CITY OF DURHAM
PARISH COUNCIL**

Learning from the past.
Building for the future.

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27 November 2019

Dear George,

DM/19/03525/LB: To paint shop front green, to install temporary flower wall installation and up-lighting to the top two stories, to replace existing timber beading beneath window with glazing and to install 1 no. Fascia signage with new logo in gold lettering, 1 no. hanging sign with updated logo and gold leaf lettering to left hand exterior window, The John Duck Ale House 91A Claypath Durham DH1 1RG

DM/19/03531/AD: To install 1 no. Fascia signage with new logo in gold lettering, 1 no. hanging sign with updated logo and gold leaf lettering to left hand exterior window, The John Duck Ale House 91A Claypath Durham DH1 1RG

The City of Durham Parish Council's Planning Committee considered these applications at its meeting on 22 November 2019 and agreed to object.

We noted with interest that despite the fact that permanent changes are planned to the façade of the building - to wit replacing the timber beading with glazing - there is no planning application attached to this listed building application. Notwithstanding this it was decided to object to the existing applications on the following grounds.

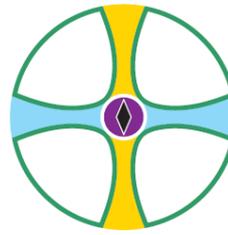
This pub, no 91A Claypath, is a listed building adjacent to no 91 Claypath, which is also listed within the City of Durham Conservation Area and as such it is protected by the City of Durham Local Plan Saved Policy E6 which states:

The special character, appearance and setting of the Durham (city centre) conservation area will be preserved or enhanced by:

1. Encouraging all proposals for new building to:

a) exhibit simple, robust shapes, have a clear predominance of wall surface over openings and be restricted to a limited range of external materials and be restricted to a limited range of external materials and

b) have simple traditional roofs which do not create long or continuous ridge or eaves lines and which do not include reflective surfaces such as glass; and



*c) reflect a quality of design appropriate to the historic city centre; and
d) use external building materials which are the same as, or are sympathetic to the*

traditional materials of the historic city or an individual street; and

e) fragment proposals for large buildings into blocks of visually smaller elements in a way which is sympathetic to the historic city centre.

2. Not granting planning permission for development or demolition which would damage the historic profile of buildings running from the South Bailey, Through North Bailey, Saddler Street, The Market Place And Claypath.

It is felt that an artificial flower wall, however temporary breaches paragraphs 1a) c) and d) and paragraph 2. It is also felt to be in breach of Saved Policies E21, E22 and E23.

Policy E21: The council will preserve and enhance the historic environment of the district by:

1. Requiring development proposals to minimise adverse impacts on significant features of historic interest within or adjacent to the site;.....

Policy E22: The council will seek to preserve or enhance the character or appearance of the conservation areas within the City of Durham by:

1. Not permitting development proposals which would detract from the character or appearance of the conservation area or its setting. All development proposals should be sensitive in terms of siting, scale, design and materials, reflecting, where appropriate, existing architectural details;....

Policy E23: The council will seek to safeguard listed buildings and their settings by:

Only permitting alterations and extensions to listed buildings which are sympathetic in design, scale, and materials;.

NPPF paragraph 195 states: “Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss.” In this case the Planning Committee feels that the harm (however temporary) to the exterior of a listed building outweighs any perceived benefit.

The John Duck is named after a 17th Century City of Durham Mayor and it is felt that changing its name to the Drunken Duck is not an example we wish to be set in Durham. We are therefore objecting to this change of name and to the advertisement application. If officers are minded to approve these applications, the Parish Council asks that they be brought before the Central and East Planning Committee.

Yours sincerely,

Adam Shanley

Clerk to the City of Durham Parish Council