



**CITY OF DURHAM
PARISH COUNCIL**

Learning from the past.
Building for the future.

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11 December 2019

Dear Mr Spurgeon,

DM/19/03677/FPA | Replacement of welsh slate roof tiles with marley composite roof tiles (retrospective) | 20 - 21 Church Street Head Durham DH1 3DN

The City of Durham Parish Council Planning Committee considered this application at their meeting on the 6th December and it was decided to object to this application on the following grounds

This is a retrospective application for replacement roof tiles on two houses on Church Street Head which are in a prominent position on one of the main roads into Durham. These properties are within the Durham City Conservation Area and within an area covered by an Article 4 direction which removes permitted development rights for such properties. Indeed, the Article 4 direction specifically states:

A change of roof material will require Planning Permission under the Article 4 Direction. If a roof is in a terrace or a group of historic buildings where natural slates dominate, only reroofing in natural slate would normally be supported. **Where a roof is prominent, man-made slates for example would not be considered acceptable as an alternative to natural slate**, or concrete tiles in place of clay tiles for example. As a general principle the retention of natural roofing materials is expected within the conservation area. Chimneys are important features within the historic roofscape particularly in terraced groups. Planning Permission is required for the removal or shortening of chimneys under the Direction, and retention of these features will be promoted.

Moreover the City of Durham Saved Policy E22 (which is still extant) states that “The council will seek to preserve or enhance the character or appearance of the conservation areas within the City of Durham by.....not permitting development...which would detract from the character and appearance of the conservation area or its setting”

Furthermore, Part 16 of the National Planning Policy Framework emphasises the important of conserving heritage assets and paragraphs 194 and 195 deal with the impact of uncontrolled development within such areas.

All three of these policies make it abundantly clear that any change to the appearance of properties in Conservation Areas can only be permitted if they are justified. This change of roofing materials is not justified and is out of keeping with the surrounding properties. Therefore this application should be refused and the original Welsh slate should be reinstated.

The Parish Council would also like to bring officers attention to the removal of the chimney stack between numbers 19 and 20. From the photographs within the Heritage Statement, it is clear that this chimney was removed at the same time that the roof was replaced and this too is an unacceptable change, and the chimney should be reinstated.

Yours sincerely,

Adam Shanley
Clerk to the City of Durham Parish Council