



**CITY OF DURHAM
PARISH COUNCIL**

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25 January 2020

Dear Mr Spurgeon,

DM/20/00059/FPA | The installation of stainless steel flue to rear (retrospective) | The Bridge 39 - 40 North Road Durham DH1 4SE

The Parish Council Planning Committee considered this application at its meeting on 24th January 2020 and resolved to object to this.

Committee Members believe that the installation of this stainless-steel flue has already had a detrimental impact on the Conservation Area and detracted from the views not only of this historic building but also its surroundings from the viaduct and from Rushford Court.

The Bridge Hotel (application site) is a public house, constructed in the 19th Century, which occupies a prominent corner plot on North Road underneath the viaduct. The Bridge Hotel sits within the Durham City Conservation Area (Character Area 3 – Crossgate, est. July 2016). It is of three storeys in height, with oriel windows to the first floor and a slate mansard roof incorporating three dormer windows. The front elevation is rendered with sliding sash windows to the upper floors and more simple, traditional casement windows to the ground floor.

Section 127c of the National Planning Policy Framework (NPPF) requires “***that developments should be sympathetic to local character and history, including the surrounding built environment and landscape setting***” and Committee Members considered this application to be contrary to the objectives of this policy.

Members also noted that this application is retrospective. Section 128 of the NPPF states that “***design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.***” This retrospective application goes against this clearly stated objective of the Planning Framework.

Furthermore, policy E6 of the City of Durham Local Plan (2004) – the prevailing statutory development plan for the area - states that ***the special character, appearance and setting of the Conservation Area will be preserved or enhanced by...using external building materials which are sympathetic to the traditional materials of the historic city or an individual street.*** Committee Members concluded that the installation of the stainless-steel flue also goes against this policy.

Committee Members recognise that the Bridge Hotel may require some form of flue in order to facilitate its commercial activities but concluded that this must be constructed in a different material and colour appropriate to and far more sympathetic to the views from the viaduct and from Rushford Court and its surroundings.

This application should therefore be refused.

Yours sincerely,

Adam Shanley
Clerk to the City of Durham Parish Council