



**CITY OF DURHAM  
PARISH COUNCIL**

Learning from the past.  
Building for the future.

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Dear Mr Harding

**DM/20/00575/FPA and DM/20/00576/LB: Partial demolition, rebuild and extension of South Gate House to form dwelling, restoration of North Gate House for use as a store & ancillary infrastructure including carport, fencing, and footpath, Mount Oswald, South Road, Durham DH1 3TQ**

The City of Durham Parish Council's Planning Committee offers the following comments on the above applications.

The applications seek listed building consent and planning permission for the "repair and conversion" of the pair of gate houses at the entrance to the Mount Oswald Manor House estate. The proposals are that the south gatehouse would be reduced in height, some parts rebuilt, and added to by a linked extension to create a residential property of one-and-a-half storeys. The north gatehouse is the smaller of the two structures and would become a store. The gatehouses are not listed in themselves, but fall within the curtilage of Mount Oswald Manor House, a Grade II listed building.

Both gatehouses were once notable structures at the entrance to the Mount Oswald estate but have been badly neglected in recent years and to all intents are derelict. The current applications are welcome as a viable means to re-create and restore both structures. The linked new dwelling might be regarded as a controversial modern design and a major insertion into the parkland setting of Mount Oswald, but the Planning Committee is of the view that it is justified as an acceptable way of restoring the two gatehouses.

The proposals involve the removal of some of the existing trees. Nevertheless, there will be good tree cover around the new dwelling and this assists in finding the proposals acceptable.

The site of the proposals lies within an Area of Landscape Value, an Historic Parkland and in the curtilage of a Listed Building protected by the Saved Policies of the City of Durham Local Plan 2004. The relevant policies are as follows.

**Saved Policy E10 Areas of Landscape Value**

***The Council will protect the landscape value of the district in respect of development which is acceptable under policies E1, E3, E5, E7 and E8 and U8 by:***

- 1. Resisting development which would have an unacceptable adverse impact upon the landscape quality or appearance of the area of High Landscape Value defined on the proposals map; and***
- 2. Requiring that development respects the character of its landscape setting in terms of its siting, design, scale, materials, landscaping, protection of existing landscape features and relationship with nearby buildings.***

The Parish Planning Committee considers that the proposals for Mount Oswald gatehouses including an extension to create a dwelling are acceptable under the terms of part 2 of Saved Policy E10.

**Saved Policy E22 Historic Environment**

***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; and***
- 2. Encouraging the retention, repair and re-use of buildings and structures which are not listed, but are of visual or local interest.***

The proposals for the gatehouses secure the retention, repair and re-use of buildings which are not listed but are of visual and local interest, and indeed of historical interest as being in the style of the original Manor House, and so are compliant with Saved Policy E22.

**Saved Policy E23 Listed Buildings**

***The Council will seek to safeguard listed buildings and their settings by:***

- .....5. Not permitting development which detracts from the setting of a listed building***

The reconstruction and repair of the gatehouses restores the setting of the Mount Oswald Manor House listed building, and the design of the linked extension to form a dwelling is considered to be acceptable. Accordingly, the terms of Saved Policy E23 are met.

**POLICY E26 Historic Parks and Gardens**

***Planning permission for development at the following parks and gardens of historic or landscape value will only be granted provided the proposal:***

- 1. Would not otherwise detract from the enjoyment, layout, design, character, appearance or setting of the park or garden; and;***
- 2. Would not involve the loss of features considered to form an integral part of the special character or appearance of the park or garden.***

***.....Mount Oswald.***

Mount Oswald is a designated Historic Park and Garden within which a golf course use and more recently a considerable house-building scheme now occupies much of the area other than the immediate setting of the Manor House including the gatehouses. The Parish Council considers that the gatehouses are an integral part of the special character of the historic park and welcomes the current proposals that will restore them and safeguard their presence for the future. The applications are thus in accordance with Saved Policy E26.

In conclusion, the City of Durham Parish Council strongly supports both applications on the above grounds.

Yours sincerely,

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