

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

City of Durham Parish Council  
c/o Room 103  
Floor 1  
County Hall  
Durham  
DH1 5UF  
8 October 2018

Dear Ms Hyde,

**Planning Application DM/18/02735/LB: 12 Silver Street, Durham DH1 3RB**

This letter is the Parish Council's response to the application for listed building consent. Our response to the full planning application DM/18/02734/FPA is the subject of another letter.

The Heritage Statement is essentially the same text as the Access Statement for the related planning application and does not refer in any detail to the reason that this is a Grade II listed building. The details of the listing are readily available on the internet:

**Details**

DURHAM AND FRAMWELLGATE  
NZ 2742 SW 14/414  
SILVER STREET (East side) No. 12  
GV II

House, now house and shop. Early/mid C18 with alterations. Flemish bond brick; Welsh slate roof. 4 storeys, one window and one in left return. Ground floor altered; upper floors have sash windows, most with glazing bars, under header-course lintels. Hipped roof. Narrow left return has similar windows.

Interior: second-floor front room has lugged chimney piece; 6-panel doors on this floor: 2-panel doors with L hinges on top floor.

Listing NGR: NZ2731642440

**Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 110469

Legacy System: LBS

**Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

The application gives no description of how the features that led to the listing of this building will be preserved. For example, the doors are simply described as "timber". Given that extensive internal alterations are proposed, there is a risk that without proper instructions the builders will simply rip out the doors and fittings and start anew. There is simply not enough information to meet the requirements of City of Durham Saved Policy E23.

Saved Policy H8 relates to the residential use of upper floors and applies here. Paragraph 4.56 reads

Proposals may require alterations to the existing building, to create access, openings for windows, and extensions or the removal of partitions to create habitable layouts. Such alterations should not change the scale or character of the building. This is particularly important in the case of listed buildings or within conservation areas.

This proposal requires the removal of partitions, which in a building of this age will be of historic interest. The second floor opening for the new fire escape is an alteration to provide access. No further description is given, so there is no way to assess the impact on the character of the building. Granting permission for this would give the developer *carte blanche*.

This application is so lacking in detail that it is, in our view, not possible for the decision maker to reach a firm conclusion as to whether requirements of the relevant Saved Policies have been met. All of the indications are that the opposite is the case, and we ask that the application be refused.

Yours sincerely

ROGER CORNWELL

Chair, Planning Committee