



**CITY OF DURHAM
PARISH COUNCIL**

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1 July 2020

Dear Mr Spurgeon,

DM/20/01447/AD | To paint The Angel lettering onto front elevation and to re-paint lettering on existing hanging sign | The Angel Inn 53 Crossgate Durham DH1 4PR

The City of Durham Parish Council Planning Committee met virtually on the 26th June and having considered this application it was decided to object on the following grounds.

The Angel is a public house situated at the top of Crossgate on a site elevated above the highway known as Lumsdens Yard. It is a Grade II listed building within the Durham City Conservation Area and from the front has views both to and from the World Heritage Site that is Durham Cathedral and Castle. It is directly opposite Grade II listed nos. 7,9,10, and 11 Crossgate (also in an elevated position), next door to Grade II listed 54 to 56 Crossgate and diagonally opposite 49 and 50 Crossgate, part of a Grade II listed terrace. It is also in sight of the Grade I listed St Margaret's Church.

This application is in two parts. The second part is to repaint the traditional sign. The first part is to paint the name of the public house on the front elevation of the property and it is this part of this application to which the Committee wishes to object.

It is noted that there was previously lettering on the front elevation but no trace of this can be found post 2008 and therefore any permission for this can be said to have lapsed.

City of Durham Saved Policy E3 part 1 states planning decisions should safeguard "*local and long-distance views to and from the Cathedral and Castle*". Policy E22 part 1 seeks to "preserve and enhance the character and appearance of the Conservation Area within Durham City" which is achieved in part by not permitting proposals "*which would detract from the character and appearance of the conservation area and its setting*". Saved Policy E23 seeks to safeguard listed buildings and their settings. These policies all support Saved Policy Q16 which refers to the general criteria for advertising consent. Until the new County Plan begins to carry weight these policies are saved because they are supported by the National Planning Policy Framework.

Paragraph 194 of the NPPF states *“any alteration to a heritage asset requires clear and convincing justification”* The Committee feels that in this case the justification for the alteration to the front elevation does not exist. The main approaches to the property have clear views of the traditional projecting sign and because of the elevation of the property, the clearest views of the advertisement on the frontage would be from the listed buildings opposite – a clear breach of policy E23. Because this is such a sensitive site – a listed building surrounded by listed buildings (both Grade I and Grade II) within the Durham City Conservation Area and also within the Inner Setting of the World Heritage Site – and the application is in breach of at least four saved policies the Committee feel this application should be refused.

Yours sincerely,

Adam Shanley
Clerk to the City of Durham Parish Council