



**CITY OF DURHAM
PARISH COUNCIL**

Learning from the past.
Building for the future.

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

City of Durham Parish Council
Office 3 D4.01d
Clayport Library
8 Millennium Place
Durham
DH1 1WA

24 August 2020

Dear Ms Hurton,

DM/20/02009/AD | Erection and display of 1no illuminated fascia sign, 1 no illuminated projecting sign (Retrospective) | 48 North Bailey Durham DH1 3ET

DM/20/02003/LB | Painting of shop frontage and installation of illuminated signs (Retrospective) | 48 North Bailey Durham DH1 3ET

Further to our submission of 12 August, the Parish Council now wishes to make a further submission, consequent on the Decision Notice dated 30 July 2020 confirming that the Durham City Neighbourhood Plan will proceed to a Neighbourhood Planning Referendum. The Government has issued updated guidance (Paragraph: 107 Reference ID: 41-107-20200513) that “Where the local planning authority has issued a decision statement (as set out under Regulation 18 of the Neighbourhood Planning (General) Regulations 2012) detailing its intention to send a neighbourhood plan to referendum, that plan can be given significant weight in decision-making, so far as the plan is material to the application.”

The City of Durham Neighbourhood Plan Policy H2 is relevant to this application. As amended by the Examiner and accepted by both the County Council and the Parish Council, in full it reads:

Policy H2: The Conservation Areas

Durham City Conservation Area

Development proposals within or affecting the setting of the Durham City Conservation Area should sustain and enhance its significance as identified within the Conservation Area Appraisals.

Development proposals within and affecting the Durham City Conservation Area should take into account, and meet where relevant, the following requirements, by:

- a) sustaining and enhancing the historic and architectural qualities of buildings, and
- b) sustaining and enhancing continuous frontages, street patterns, boundary treatments, floorscapes and roofscapes; and
- c) respecting historic boundaries and curtilages; and

- d) avoiding demolition of assets of historic and/or architectural interest which contribute to the character and appearance of the area; and
- e) avoiding loss of, or harm to, an element of an asset which makes a positive contribution to its individual significance and that of the surrounding area; and
- f) avoiding loss of open space that contributes to the character and appearance of the surrounding area; and
- g) protecting important views of the Durham City Conservation Area from viewpoints within and outside the Conservation Area; and
- h) taking opportunities to open up lost views and create new views and vistas; and
- i) having appropriate scale, density, massing, form, layout, landscaping, and open spaces; and
- j) having materials, detailing and lighting appropriate to the vernacular, context and setting; and
- k) using high quality design sympathetic to the character and context of the local area and its significance and distinctiveness, and to the immediate landscape; and
- l) avoiding adding to the cumulative impact of development schemes which dominate either by their scale, massing or uniform design.

Burn Hall Conservation Area

Development proposals within and affecting the setting of the Burn Hall Conservation Area which fall within planning control should sustain and enhance and the significance of the Conservation Area.

(The part of the Policy relating to Burn Hall is not relevant here.)

Our original objection stated that “the Committee feel that the illuminated signage both on the shop front and projecting over the street are not in keeping with the historical significance of this building.” We draw your attention to clauses (a), (d), (e), (j) and (k) of Policy H2 which support the objections that we have made to these linked planning applications and provide further reasons to refuse them.

Yours sincerely,

Adam Shanley
Clerk to the City of Durham Parish Council