



**CITY OF DURHAM
PARISH COUNCIL**

Learning from the past.
Building for the future.

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6 December 2019

Dear Mr Hopper,

Planning application DM/19/03409/AD | Advertisement consent for the display of 2 No. Externally Illuminated Hanging Signs and 1 No. Internally Illuminated Fascia Sign | The Bishop Langley North Road Durham DH1 4PW

Having read the Design and Conservation advice, the Parish Council wishes to make a further submission on this matter, and resolved at its meeting on 6 December to call it to Committee should you be minded to approve this application.

It is stated that “there is a planning precedent for a sign in this location going back to 2005 and being in existence continuously since this time.” We have referred to historic Google StreetView images going back to July 2009 and these show the sign for the Coach and Eight, as the pub was known at the time (see attached images). You will note that this sign was more discreet and importantly was noticeably closer to Bridge House than the current sign, in fact 4 metres. The precedent is for a less in-your-face sign that, because of its positioning, does not intrude into views of the Durham Castle and Cathedral in the way that the current sign does. Had Revolution sought to have a like-for-like replacement we would not have objected.

The advice is that “in both day and night time views the revised design would be considered to reduce the visual impact to an acceptable level essentially equal to that of the former sign.” We disagree. The previous sign was painted and consequently matt. The replacement sign has a large metallic starburst design that is much more prominent.

We refer you to paragraph 194 of the NPPF, which states:

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

In this context we would point out that Framwellgate Bridge is not only, as stated, Grade I listed and a scheduled monument. Proposals are well-advanced to enlarge the World Heritage Site to include Framwellgate Bridge itself. This is not a matter to be decided “on balance” as the advice puts it, any harm has to be “wholly exceptional” and that case has not been made.

Consequently we repeat that you should refuse this application and, if minded to approve we wish it to be taken to Committee.

Yours sincerely,

Adam Shanley
Clerk to the City of Durham Parish Council