



**CITY OF DURHAM
PARISH COUNCIL**

Learning from the past.
Building for the future.

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27th January 2020

Dear Ms Morina,

DM/19/03707/FPA | Dormer windows to front and rear elevations of existing larger HMO (sui generis use). | 1 Laburnum Avenue Durham DH1 4HA

The City of Durham Parish Council Planning Committee met on the 24th January 2020 and considered this application and it was decided to object to it on the following grounds

This property lies within the Durham City Conservation Area. Durham City Saved Policy E22, part 1, states that the Conservation area will be protected by “Not permitting development proposals which will detract from the character or appearance of the conservation area or its setting. All development proposals should be sensitive in terms of....scale....and materials reflecting, where appropriate, existing materials.”

No 1 Laburnum Avenue is the first house in a street which slopes upwards to the church and railway line. Nos 11 and 12, which already possess front dormer windows, are at the top of the street and do not interfere with the view of a smooth roof line looking north. The same applies to the rear of the property although the committee considers that the aesthetics are not as important given that no 3 also has a dormer window. We should also point out that although permission was given to no 3 for a front dormer window in October 2016 this permission has now lapsed.

Officers should also consider paragraph 193 of the National Planning Policy Framework which states “when considering the impact of a proposed development...on a designated heritage asset” (i.e. Conservation Area) “weight should be given to the asset’s conservation.... irrespective of whether the harm is less than substantial”

The Committee were very disappointed to read in the applicants Design and Access Statement of their intention to use UPVC windows. Officers will know that the Parish Council takes every opportunity to encourage the use of timber sash windows within the Durham City Conservation Area and feel that using them in this instance would go towards mitigating the aesthetic harm. We would ask that if the significant constraints of Policy E22 and NPPF Paragraph 193 are to be set aside and permission granted then the use of timber windows should be a mandatory condition.

Yours sincerely,

Adam Shanley
Clerk to the City of Durham Parish Council