



**CITY OF DURHAM
PARISH COUNCIL**

Learning from the past.
Building for the future.

Mr Henry Jones
Durham County Council
Planning Development Central/East
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County Hall
Durham
DH1 5UL

City of Durham Parish Council
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8 Millennium Place
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DH1 1WA

8 April 2020

Dear Mr Jones,

DM/20/00702/VOC | Variation of condition 2 of DM/18/02369/FPA (Erection of office headquarters with associated works and car parking) to permit installation of PV cells and roof terrace | The Sands Carpark And Durham Sixth Form Car Park Site Freemans Place Durham DH1 1SQ

The Parish Council Planning Committee considered this application on 7th April 2020 and agreed to respond as follows.

First, the Parish Council welcomes the proposal to introduce photo-voltaic cells to the building. The environmental impact of the overall scheme was a key concern from many quarters when application DM/18/02369/FPA was consulted on and the Parish Council feels that this represents an important first step in addressing those concerns. It is essential that the building has near-zero carbon emissions to reflect the County Council's recent declaration of a climate change emergency.

There is, however, a matter of concern at the potential reflection from these cells and the way that they would detract from the wider view of the Cathedral and Castle. As is rightly being proposed for the new bus station development on North Road (application DM/20/00912/FPA), the Parish Council believes that it is essential that an appropriate solar control inter-layer of the glass be selected for this scheme in order to provide sympathetic and low levels of reflected light, both to ensure that the light that is reflected is of a neutral colour and also to minimise any visual impact upon the historic environment.

Similarly, the Parish Council wishes to object to the proposed low level lighting associated with the roof terrace of the building. Again, the Parish Council is concerned at this impacting adversely on the views of the World Heritage Site. The heritage statement associated with this application correctly states: *"the sight of monumental historic buildings towering over the landscape and cityscape has inspired visual artists for centuries...the views of the Castle and Cathedral is world-renowned not just in terms of the city, but in terms of the county as well"*.

The photograph below, taken from Crook Hall in Durham, clearly illustrates how the views of the World Heritage Site are already being seriously impeded and the Parish Council believes that the introduction of the proposed low level lighting would further exacerbate this issue in a manner which is both unacceptable and contrary to Saved Local Policy E3 which states: *“Durham Cathedral and the Castle World Heritage Site and its setting will be protected by restricting development to safeguard local and long distance views to and from the cathedral and castle.”*



Photo of the World Heritage Site taken 04/04/2020 from Crook Hall, Frankland Ln, Sidegate, Durham DH1 5SZ

The Parish Council objects to this proposal and requests that this be amended to address the issues as set out above.

Yours sincerely,

Adam Shanley
Clerk to the City of Durham Parish Council