

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

City of Durham Parish Council
c/o Room 103
Floor 1
County Hall
Durham
DH1 5UF
8 October 2018

Dear Ms Hyde,

Planning Application DM/18/02734/FPA: 12 Silver Street, Durham DH1 3RB

This letter is the Parish Council's response to the application for planning permission. Our response to the application DM/18/02735/LB for listed building consent is the subject of another letter.

Where we cite policy numbers, these are referring to the Saved Policies of the City of Durham Local Plan.

We ask you to refuse this application on the following grounds:

Moatside Lane follows the boundary of the Durham Cathedral and Castle World Heritage Site. This property is within 10 metres of the WHS, and Policy E3 naturally applies. The applicant has made no reference to this essential factor.

The location map is fine to indicate the position of the building, but the scale of 1:1,250 is too small to show the red line boundary of the site in sufficient detail. In particular it appears that the external steps leading up to the third floor entrance door are outside the property. No works are proposed to them. The Access Statement (which is almost the same as the Heritage Statement) specifically states that there will be a new fire exit at the second level but no other external works are proposed.

Please refer to the photographs on the final page of this letter. There are no railings on these steps. Anybody coming out the door is faced with a 1.5 metre drop and has to turn left to go down the steps which are in a poor state of repair. They are open to the weather and in the winter could be icy with frost and snow. There are no lights on Moatside Lane, and to add them would affect the setting of the WHS, contrary to Policy E3. The steps are not safe and indeed should not be used as an emergency exit from the shop. The repurposing of the redundant rooms on the second and third floors of the shop constitutes new development, and the provisions of Policy Q1 relating to personal safety and the access needs of people with disabilities are applicable. This application should be refused on those grounds.

No provision has been made for the storage and collection of rubbish and recycling. It is difficult to envisage how this might be done while conforming to Policy E6.1(c), to reflect a quality of design appropriate to the historic City Centre, and of course Policy E3. In any case, it is not for the decision maker to try to figure this out, the applicant should address this issue.

We therefore ask you to refuse this application on the grounds that it conflicts with Saved Policies E3, E6 and Q1 of the City of Durham Local Plan. Should you be minded to approve, we would like to call this to committee to give members the chance to see the setting.

Yours sincerely

ROGER CORNWELL

Chair, Planning Committee

