



**CITY OF DURHAM
PARISH COUNCIL**

Learning from the past.
Building for the future.

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Planning Development Central/East
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Durham
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14 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

The Parish Council Planning Committee considered have resolved to object to these planning applications.

Shaheens is an Indian Restaurant at no 48 North Bailey, which, as a former post office, is a Grade II listed building (Listing NGR: NZ2745642303), situated within the Durham City Conservation Area. The building stands on the peninsula of Durham City, close to Durham Cathedral and Castle and the buildings of Palace Green. As such the façade of the building is protected as being part of the history of Durham City.

Whereas we can sympathise with the stated aim of removing the clutter caused by the spotlights and repainting the exterior due to wear and tear 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. This objection is reinforced by City of Durham Saved Policy E6 which states that materials used in the Conservation Area must be sympathetic to traditional materials and that the historic profile of buildings running along North Bailey must not be damaged.

Furthermore, Policy E22 part 1 agrees with this, stating that the character of the conservation area must be preserved by “not permitting development proposals which will detract from the character or appearance of the conservation area”

Because this is a listed building there is a further layer of protection offered by policy E23 which requires that listed buildings and their settings should be safeguarded by “only permitting alterations...to listed buildings which are sympathetic in design scale and materials”.

To add to our concerns the design and materials used for this signage are manifestly not in keeping with a heritage area. Saved policy Q16 states that “particular attention will be paid to the impact

of advertisements upon the character and setting of listed buildings and the character and appearance of conservation areas in accordance with policies E6, E22 and E23.”

Therefore, The Parish Council Planning Committee has concluded that, given the number of well-established Local Plan policies that are contravened by these planning applications, they should be refused and the signage should be removed. As the façade was in need of repainting and there is no mention of paint colour within the listing it is felt that this can remain as long as the Design and Conservation officer has no objections.

Yours sincerely,

Adam Shanley
Clerk to the City of Durham Parish Council