



**CITY OF DURHAM
PARISH COUNCIL**

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Dear Lisa

**DM/21/00431/FPA: Construction of rooftop extension, Diocesan Board Of Education,
Carter House, Pelaw Leazes Lane, Durham DH1 1TB**

The City of Durham Parish Council Planning Committee discussed this application at its virtual meeting on the 5 March 2021 and decided to object on the following grounds.

This is an application to build a rooftop extension to a mid-nineteenth century building by constructing a first-floor extension above its mid-twentieth century single-storey flat-roofed extension.

The City of Durham Planning Committee would not object to an extension per se, but objects to the current application on the grounds that it does not enhance the area and would detract from views to and between the immediate area and the World Heritage Site of Durham Castle and Cathedral. The Planning Committee therefore considers that it fails to meet County Durham Plan Policy 44 on the historic environment:

“Development will be expected to sustain the significance of designated and non-designated heritage assets, including any contribution made by their setting. Development proposals should contribute positively to the built and historic environment and should seek opportunities to enhance and, where appropriate, better reveal the significance and understanding of heritage assets whilst improving access where appropriate.”

Carter House is unlisted but is deemed to be a non-designated heritage asset in the Durham City Conservation Area, where Policy 44 on Conservation Areas requires:

*“(f) the demonstration of understanding of the significance, character, appearance and setting of the conservation area and how this has informed proposals to achieve high quality sustainable development, which is respectful of historic interest, local distinctiveness and the conservation or enhancement of the asset; and
(h) respect for, and reinforcement of, the established, positive characteristics of the area in terms of appropriate design (including pattern, layout, density, massing, features, height, form, materials and detailing).”*

The applicant has submitted a Heritage Statement and Design & Access Statement which examine the architectural qualities of Carter House and of the existing extension but do not relate it to the significance, character, appearance and setting of the Conservation Area. Nor does the proposal demonstrate reinforcement of the established positive features of the area in terms of design.

Similarly, the proposal does not meet the terms of CDP Policy 29, part a) of which states that development proposals should *“contribute positively to an area’s character, identity, heritage significance, townscape and landscape features”*.

The application also fails to meet the criteria in the Durham City Neighbourhood Plan Policy H1 – Protection of the World Heritage Site, in particular, sections e) and f):

“Development proposals within the World Heritage Site should sustain, conserve and enhance the World Heritage Site by: e) carrying out an assessment of how the development will affect the setting of the World Heritage Site, including views to and from the World Heritage Site; and f) protecting important views.”

Although Figure 2 in the Design and Access Statement shows Durham Cathedral, there is no assessment of how the development will affect the setting of the World Heritage Site, including views to and from the World Heritage Site, and how it protects important views.

The City of Durham Planning Committee considers that the current application, in not addressing the policy requirements set out above, should be refused so that an improved submission that addresses and meets the above criteria.

Yours sincerely,

Adam Shanley
Clerk to the City of Durham Parish Council